



THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: October 31, 2008

REPORT NO. PC-08-116

ATTENTION: Planning Commission, Agenda of November 6, 2008

SUBJECT: DOTI POINT VIEWS - PROJECT NO. 1481. PROCESS 5

OWNER/

APPLICANT: MLC HOMES, INC. (Attachment 13)
Jo Mackenzie

SUMMARY

Issue(s) – Should the Planning Commission recommend that the City Council approve an Tentative Map, Easement Abandonment and Planned Permit to subdivide a 3.64-acre parcel into 15 lots for the construction of a 14-unit single-family residential development on a vacant site located on Doti Point Drive within the Skyline-Paradise Hills Community Planning area?

Staff Recommendations:

1. Recommend City Council **Certification** of Mitigated Negative Declaration No. 1481 and **Adoption** of the Mitigation Monitoring and Reporting Program.
2. Recommend City Council **Approval** of Tentative Map/Easement Abandonment No. 6928 and Planned Development Permit No. 187924.

Community Planning Group Recommendation – On June 5, 2008, the Skyline-Paradise Hills Community Planning Committee recommended denial of the project. (Reference the Discussion section of the report).

Environmental Review - The City of San Diego as Lead Agency under the California Environmental Quality Act (CEQA) has prepared and completed a Mitigated Negative Declaration, in accordance with the State of California CEQA Guidelines. Mitigation measures have been included for paleontology which will reduce, to below a level of significance, any potential adverse impacts to such resources.

Fiscal Impact - None with this action.

Code Enforcement Impact - None with this action.

Housing Impact Statement - The Skyline Paradise Hills Community Plan designates the project site for single-family residential use at a low density of 0 to 10 dwelling units per net residential acre. This density range would allow a maximum of 25 units on this 2.59 acre site (net site area) that is currently vacant. The project is proposing new construction of 14 single-family residential units that will add to the housing stock of owner-occupied units in this community and increase the overall housing supply in the City of San Diego. The project is subject to the City's Inclusionary Housing Ordinance. The applicant has indicated they will pay the in-lieu fee.

BACKGROUND

The Doti Point Views project was originally heard by the Planning Commission in 2005 and continued to a date uncertain in order for the applicant to respond to commission concerns raised during the hearing. The project has been re-designed as further outline in this report. The project requires a Process 5 level decision for a Tentative Map, Easement Abandonment and a Planned Development Permit for the subdivision and development of a 3.64-acre, vacant site into 15 lots.

Lots 1 through 14 are for the development of the 14 single-family residences, Lot A will consist of a pocket park and non-buildable easement. A new public street, "Wendy Way", will terminate in a cul-de-sac within the project boundaries. The property is located at the end of Doti Point Drive between Doriana Street and Woodman Street, within the Skyline-Paradise Hills Community Planning area. The site is designated for low density residential development is currently zoned RS-1-7, a City-wide single-family residential zone. The property does not contain environmentally sensitive lands.

A Planned Development Permit for three deviations to lot depth, retaining wall height and building height. A Process 5 action is required as a drainage easement would be vacated. The subject site is bordered along the north, south and east, by one and two-story, single-family homes, and to the west, by a two-story, multi-family development zoned RS-1-7 and RM-2-5 (Attachments 1 through 4).

Project History Prior to 2005 Planning Commission Recommendation Hearing

In 1988, the Subdivision Review Board approved the same subdivision of land and similar street improvements for a 16-unit subdivision, however, the Tentative Map expired.

The current project application was deemed complete in 1999, prior to the adoption of the Land Development Code and is therefore subject to the Municipal Code requirements in affect at that time. The project was originally submitted in 1999 as a Tentative Map for the subdivision of 16 lots. During project review, staff recommended that a Planned Infill Development Permit be included in order to fully analyze the requested deviations for lot depth and retaining wall height and to determine neighborhood compatibility. Detailed architectural plans and the PIRD application were subsequently submitted. The project revisions included the submittal of the PIRD with detailed architectural plans, a new pocket park, and front yard landscaping with automatic irrigation system. Subsequently, at the request of the community group, the project

was redesigned to provide for sidewalks on both sides of the new public street. The original 1999 design did not include recreational facilities and front yard landscaping with irrigation, and sidewalks were not proposed on the south side of Wendy Way.

Planning Commission 2005 Recommendation Hearing

The Doti Point Views project was originally heard by the Planning Commission in 2005. At that time, the project proposed a subdivision of 17 lots for the development of 16 residential units, the pocket park site and non-buildable easement. The proposal required the same deviations as presented with this current project with the exception of building height, and the original project required substantial deviations to retaining walls (Reference Attachment 7, the 2005 Tentative Map). During deliberation, the commissioners outlined several areas of concern including retaining wall heights, lack of useable rear yard areas as well as requests for additional information. Excerpts from the Planning Commission motion and staff's analysis of the revisions are included in Attachment 8. Subsequent to that hearing, the applicant revised the project and submitted a preliminary site design for staff review. The revised project and updated technical reports were formally submitted in November 2007. The staff report prepared for the 2005 hearing (PC-05-038) was updated given the extent of the project revisions and timeframe since the original hearing. The following is a summary of the project revisions:

- ✚ Reduction in the number of residential lots from 16 to 14
- ✚ Reduction in plantable retaining wall heights
- ✚ Modifications to the site grading to raise the overall grades
- ✚ Removal of the retaining wall as a structural element of the residences on the north side of Wendy Way
- ✚ A new plantable retaining wall on the south side of Wendy Way to support the elevated roadway
- ✚ A new deviation request to exceed building height
- ✚ Additional plantings are proposed to supplement the existing vegetation to the slope.
- ✚ Facade details are varied are on both sides of Wendy Way
- ✚ Colors for the houses and roofs are varied
- ✚ Façade details are varied

DISCUSSION

Project Description

The project was submitted in 1999 and is subject to the code requirements in affect at that time (R1-5000 zone). The project proposes a subdivision of 15 lots, ranging in size from 5,379 square feet to 14,129 square feet where 5,000 minimum is required. The development includes an additional lot, Lot "A", which would contain a 2,200-square-foot pocket park and a non-buildable easement. The easement area consists of an existing sloped embankment at the rear of the proposed residences on the north side of Wendy Way. Fourteen detached, one and two-story,

single-family homes are proposed with three floor plans ranging in size from 1,729 square feet to 1,930 square and double car garages. The structures would contain stucco siding, various roof materials and several building offsets and color schemes.

The lots comply with all standards however six of the lots would provide less than the required 95 feet of depth (ranging from 79 feet to 94 feet), and overheight retaining walls are proposed within the interior side setbacks of eight of the lots (maximum 10 feet in height where 6 is allowed, with the exception of Lot 2 where, adjacent to the cul-de-sac, the height reaches 12 feet). The third deviation would allow building height at approximately 33 feet from where 30 is permitted from pre-existing grade. However visual building height would not exceed a height of 27 feet.

Plantable Retaining/Crib Walls – (Reference Attachments 11 and 18)

The Tentative Map incorporates various retaining walls throughout the site. For clarification purposes, there are 3 segments of walls discussed throughout this report. On the south side of Wendy Way, a maximum 7-foot high retaining wall is proposed to be constructed adjacent to the street. On the north side of Wendy Way, at the rear of the proposed homes on lots 1 through 9 and adjacent to the pocket park site, a retaining wall is proposed at the base of an existing sloped embankment. This wall is located approximately at the mid-point of the lots on the north side of the street. The third segments of retaining walls are located between the residences on the interior property line of each lot, creating the building pads which step downward in an easterly direction throughout the subdivision.

All of these walls are plantable crib walls planted with vines that will cover the walls once the plants have reached maturity. Groupings of Fig vine, Rosemary, and Japanese honeysuckle will be planted in the cells of the walls. Grouping of the three species will give a variety of screening, breaking up the linear nature of the wall. Photographs of other plantable crib walls at various stages of maturity are provided in Attachment 18.

Community Plan Analysis:

The Skyline-Paradise Hills Community Plan designates the entire 3.64-acre subject site for single-family residential use at a “low” density of 0 to 10 dwelling units per net residential acre. This density range would allow a maximum of 25 units on the vacant 2.59 acre site (exclusive of the public street). The community plan acknowledges the constraints to developing the subject site and specifically identifies open space as a land use alternative provided the surrounding property owners form an assessment district for long-term maintenance. Limited public funds are available for open space acquisition in developed communities and these funds are typically directed toward useable park land rather than other types of open space. Therefore, residential development is the more feasible alternative. If the site is developed for residential use, the community plan acknowledges that the maximum density would likely not be achieved due to the site’s limited access, difficult topography and shape. Given these constraints, the project proposes 14 residential units at a density of approximately 5 dwelling units per acre where 25

would be allowed. The proposed residential development is therefore consistent with community plan.

The primary goal of the community plan's Urban Design Element is to enhance the community's image through improvements to its visual and physical character. New development is expected to be compatible with existing neighborhoods in terms of bulk, scale and building design, and is sensitive to existing topography. Overall design quality should be improved. Various urban design guidelines are recommended to achieve these objectives: new development should be sensitive to the existing views within the neighborhood and utilize the existing topography; building bulk should be controlled through the use of varied setbacks, façade variation and architectural features; identical style and type of dwellings should be avoided; sidewalks should be provided on at least one side of the street for private streets; and usable open space area should be provided for each unit. As discussed below, the proposed development has been designed to conform to these design guidelines.

The proposed subdivision design generally follows the flatter portion of the site with access utilizing the narrow and elongated shape of the parcel. The community plan recommends that street alignments follow the natural contours and that street widths be kept at a minimum. The proposed 28-foot wide single-loaded street is the minimum necessary to provide safe and efficient access for the development. Split pads are incorporated into the lots south of Wendy Way to minimize grading and fill along the slope rim. Retaining walls are proposed to allow more flat useable area within each lot and will be planted to soften their visual effect.

Views from the adjoining properties upslope will occur over the rooftops of the proposed homes due to the grade separation and the 25 foot proposed height. The rooflines of the proposed homes range from equal to top of slope to 10 feet lower. Alternating wider side yards within each home site allows greater separation between homes (up to 35 feet), increasing views and minimizing the "wall" effect of conventional setback arrangements.

The project has been designed to fit the development pattern of the existing neighborhood which consists of one and two story single-family homes built in the 1970's on lots that range between 6700 square feet and 9700 square feet with pitched roofs, stucco and wood siding finishes. A low-medium density apartment complex is also located west of the project site. The project proposes both one and two story single-family home plans with varied roof lines and a range of elevations and façade articulation. Finish materials consist of stucco and stone veneer. The median lot size is 6,590 square feet. All areas of high visibility within the development will be landscaped, and a pocket park will be provided.

As described above, the proposed development would not adversely affect the City's Progress Guide and General Plan or the adopted Skyline Paradise Hills Community Plan in that the proposed single-family residential use is consistent with community plan land use and the development is designed in accordance with the urban design objectives established by the plan. The proposed development would also provide new housing from a vacant, underutilized site within an existing residential neighborhood. The Progress Guide and General Plan Housing

Element encourages the use of infill sites for new housing where public facilities and services can accommodate the additional population. Development of the project would not significantly impact public facilities within the community.

Project-Related Issues:

Wendy Way Public-Right-Of-Way

Wendy Way is proposed as a 50-foot wide public-right-of-way with pavement varying from 34 feet to 28 feet, a 35-foot wide cul-de-sac at the end of the subdivision and sidewalks on both sides of the streets. A deviation to the minimum street standards has been approved by the City Engineer to allow the 35-foot wide curb radius, where 50 feet is the standard, and an eight-foot curb-to-property-line distance in certain segments where 10 feet is the standard.

Deviations to the street standards may be approved by the City Engineer as deemed required and appropriate on a project by project basis, provided that mitigation measures in response to the deviation have been identified. In the case of the subject project, such deviations do not require environmental mitigation measures. The deviations proposed by the project are mitigated by several measures including the requirement that the street will be single-loaded with on-street parking areas located at varying sections on one side of the street and in front of all of the proposed lots. The property line on the south side of the proposed development is located adjacent to the rear yards of a steeply sloping, adjacent subdivision. On-street parking would be prohibited (red curbed) within two areas: On the south side of Wendy Way adjacent to this sloped bank (with guardrail and fence constructed) and within the Wendy Way cul-de-sac. Parking is prohibited in these areas for public health and safety concerns, specifically, to decrease the likelihood that residents/guests within this community will cross from the south side of the street to the north side of the street, and, to provide for adequate turnaround for large emergency vehicles within the cul-de-sac. These deviations have been approved due to the physical constraints of the site.

Site Grading

Topographically, the property is a hillside, graded parcel of land with a 1.5:1 (horizontal to vertical) slope that runs along the northerly property line. This existing steep slope has created approximately a 43 foot grade differential between the properties on Fowler Drive and the site. Off-site adjacent to the southerly property line is an existing steep slope (1.5:1 horizontal to vertical) that creates a grade differential of approximately 70 feet between the rear yards of the existing subdivision on Alsacia Street and the proposed project. Between these two existing slopes is the project site that is elongated in shape. The site is approximately 1,265 feet long with a maximum width of 210 feet wide at its mid-point narrowing to 90 feet at its northerly boundary and 108 feet at its southeasterly boundary. Documentation of the original site grading is unknown, however, the Preliminary Geotechnical Investigation prepared by Vinje & Middleton Engineering, Inc. dated 2000 and updated by Geotechnical Consultants in August 2005 and August 2007 concluded that, based on a comparison of topography maps dated 1954

with current maps, the existing site was created by cut and fill grading methods in the 1970s. A biological letter report was required for the project to identify potential biological impacts. This letter report also concluded that “the entire site appears to have been impacted in the past as a result of grading for the adjacent subdivision.

Planned Development Permit Ordinance Analysis

The project proposes deviations to lot depth, retaining wall height and building height.

1. Six lots (Lots 3, 4, 5, 6, 10 and 11) would provide lot depths ranging from 79 feet to 94 where 95 feet is required.
2. Eight lots would incorporate overheight plantable crib walls ranging in height from 7 feet to 12 feet at the highest point where 6 feet is allowed (Lots 2 through 9).
3. Twelve of the structures (Lots 3 through 14) would exceed the 30 foot height limit from original grade, resulting in a height of 33 feet at the highest point.

The development is consistent with the requirements of the Planned Development Permit Ordinance (PDP). The PDP ordinance states the following:

The purpose of which is to provide flexibility in the application of development regulations for project where strict application of the base zone regulations would restrict design options and result in a less desirable project. The intent of the regulations is to accommodate to the greatest extent possible, an equitable balance of development types, intensities, styles site constraints, project amenities, public improvements, community and City benefits. Deviations shall be permitted only if it is shown that similar situations exists within the surrounding neighborhood, or, that the deviations to the regulations are beneficial to the neighborhood because of unique circumstances pertaining to the subject property.

The property contains several unusual circumstances that are not of the making of the applicant and unique to the site. The property is a remnant parcel of land located between established subdivisions which consist of single-family development to the north, east and south, and multi-family development to the west. The property is constrained topographically as described in the “Site Grading” section of this report. The property varies in width from 108 feet at its southeasterly boundary to 90 feet at its northerly boundary. The entire site is approximately 1,265 feet in length.

The project has been revised to lower retaining wall heights within the interior side yards. The overheight condition of the retaining walls occurs for nine of the lots located behind the residences on the north side of the development. A small portion of the walls would be visible when viewed from Wendy Way. The walls would be plantable and when landscape reaches maturity, the walls would be obscured into the adjoining hillside. The project engineer has indicated that it is not feasible to achieve the 95 foot lot depth of Lots 3, 4, 5, 6, 10, and 11

because of the width of the site. The existing adjacent subdivisions with the existing steep slopes, the required width of the right-of-way for sidewalks on both sides of the street all negate the ability to create lots on this site that meet the City Standard Lot Depth requirement of 95 feet. The aforementioned circumstances are the exceptional circumstances for which the lot depth deviation is requested. With respect to building height, the project was redesigned in order to provide for rear yards for the lots on the north side of Wendy Way. Grade was raised an average of 7 feet, with a range of 4 feet to 8 feet. Building height must be measure from pre-existing grade. As such, the proposed residences on lots 2 through 13 would be approximately 31 to 33 feet in height, however none of the structures will exceed a height of 27 feet as measured and viewed from finished grade (lots 1 and 14 would be developed with one story homes).

The PDP ordinance requires that projects demonstrate compatibility with the surrounding developments, avoid repetitious patterns and demonstrate consistency with the community plan.

Properties to the north, east and south are composed of single-family, detached one and two-story residences constructed in the 1970s. These neighborhoods consist of a mixture of homes with varying architectural facades including stucco, and a mixture of stucco sides and rears and wood fronts. Landscaping is provided in front, side and rear yards. These properties range on lot sizes from 5,000 square feet to 20,000 square feet. Many of the lots adjacent to the subject property consist of long narrow lots with rear steeply sloping rear yards. These subdivisions are zoned single-family. The 3.82 acre site to the west is zoned multi-family and developed with 61 units.

The proposed project will subdivide the property into 14 residential lots for the proposed 14 homes on varying lot sizes. The lots are cited such that they are staggered to maximum existing private views on site and for the adjoining subdivision to the north and to create minimum intrusion into hillside areas. The architecture would be similar in style and design to other homes in the area. Three floor plans are proposed varying in size with double-car garages two additional on-site parking spaces provided in front of the garages. The subdivision would not exceed the density of the immediate area and would be compatible with other homes in the area.

With respect to landform alteration, the project is compatible with the adjacent neighborhood. The majority of the sloped area within the northern portion of the site would maintain its existing terrain and be reserved in a non-buildable easement in perpetuity. A Mitigated Negative Declaration (MND) was prepared for the project, which included a review of a Biological Letter Report (RC Biological Consulting, updated in 2008). The MND concluded that the site consists of disturbed land and manufactured slopes and is not considered "sensitive." The project would not result in direct or indirect impacts to any sensitive habitat or species and does not contain any significant biological resources, therefore no mitigation was required. The proposed project would provide open spaces areas which exceed the minimums required. Additionally, a 2,200 square foot pocket park is proposed near the entrance of the subdivision to include barbeque facilities, children's play area, benches and tables.

The development is consistent with all of the standards for PDPs including open space requirements as shown in tables in Attachment 11 and depicted graphically in Attachment 10a.

No deviations to the design standards have been requested. A deviation for lot depth, retaining wall height and building height has been incorporated into the project design. The project does not adversely affect the community plan goals.

Environmental Analysis

A Mitigated Negative Declaration was prepared for the project for potential impacts to paleontological resources. Due to the excavation proposed at a maximum depth of 16 feet project implementation could result in potential impacts to fossil resources. The Mitigation, Monitoring and Reporting Program has been established to ensure that excavation activities will be monitored by a qualified paleontologist with recovery and curation of any discovered fossils and the preparation of a monitoring results report. Implementation of the program would reduce project-related impacts to these resources to below a level of significance.

Community Group Recommendation

The project was presented before the Skyline Paradise Hills Planning Committee on six occasions. Reference Attachment 12 for a summary of the votes. On June 13, 2008, the community group recommended denial of the project by a vote of 10-0. The motion identified the reduced turning radius of the cul-de-sac, building heights, off-street parking and open space calculations as reasons for the denial. As staff has outlined in this report, the reduction in the turning radius is a deviation to standards approved by the City Engineer due to the site constraints. The deviation to building height is consistent with the PDP ordinance. The project complies with the off street parking requirements and open space calculations. The open space requirements are outlined within Attachments 8, 10a and 11.

CONCLUSION

The Doti Point Project is consistent with the relevant regulations of the R1-5000 zone as permitted by the Planned Development Permit. The project implements several goals, objectives and recommendations of the Skyline-Hills Community Plan and the Progress Guide and General Plan as described above. Staff recommends approval of the project.

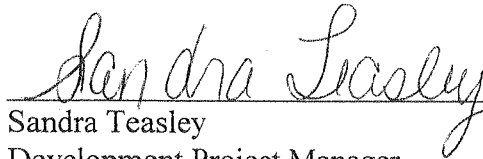
ALTERNATIVES

- 1. Recommend Approval to the City Council, Tentative Map and Easement Abandonment No. 6928 and Planned Development Permit No. 187924 with modifications.**
- 2. Recommend Denial to the City Council, Tentative Map and Easement Abandonment No. 6928 and Planned Development Permit No. 187924 if the findings required to approve the project cannot be affirmed.**

Respectfully submitted,



Mike Westlake
Program Manager
Development Services Department





Sandra Teasley
Development Project Manager

MW/SMT

Attachments:

1. Community Plan Land Use Map
2. Project Location Map
3. Aerial Map
4. Zone Map (old code)
5. Draft Planned Development Permit and Resolution with Findings
6. Draft Tentative Map Resolution
7. 2005 Tentative Map from PC Hearing
8. Planning Commission Motion/Staff Responses
9. Project Features Map
10. Project Plans (10a: Open Space Exhibit)
11. Project Tables (Retaining Wall/Lot Depth/Open Space)
12. Community Planning Group Votes
13. Ownership Disclosure Statement
14. Project Chronology
15. Project Data Sheet
16. Site Photographs
17. Site Renderings
18. Plantable Retaining Wall Examples





RESIDENTIAL





-  Single Family
-  Multi-family

COMMERCIAL

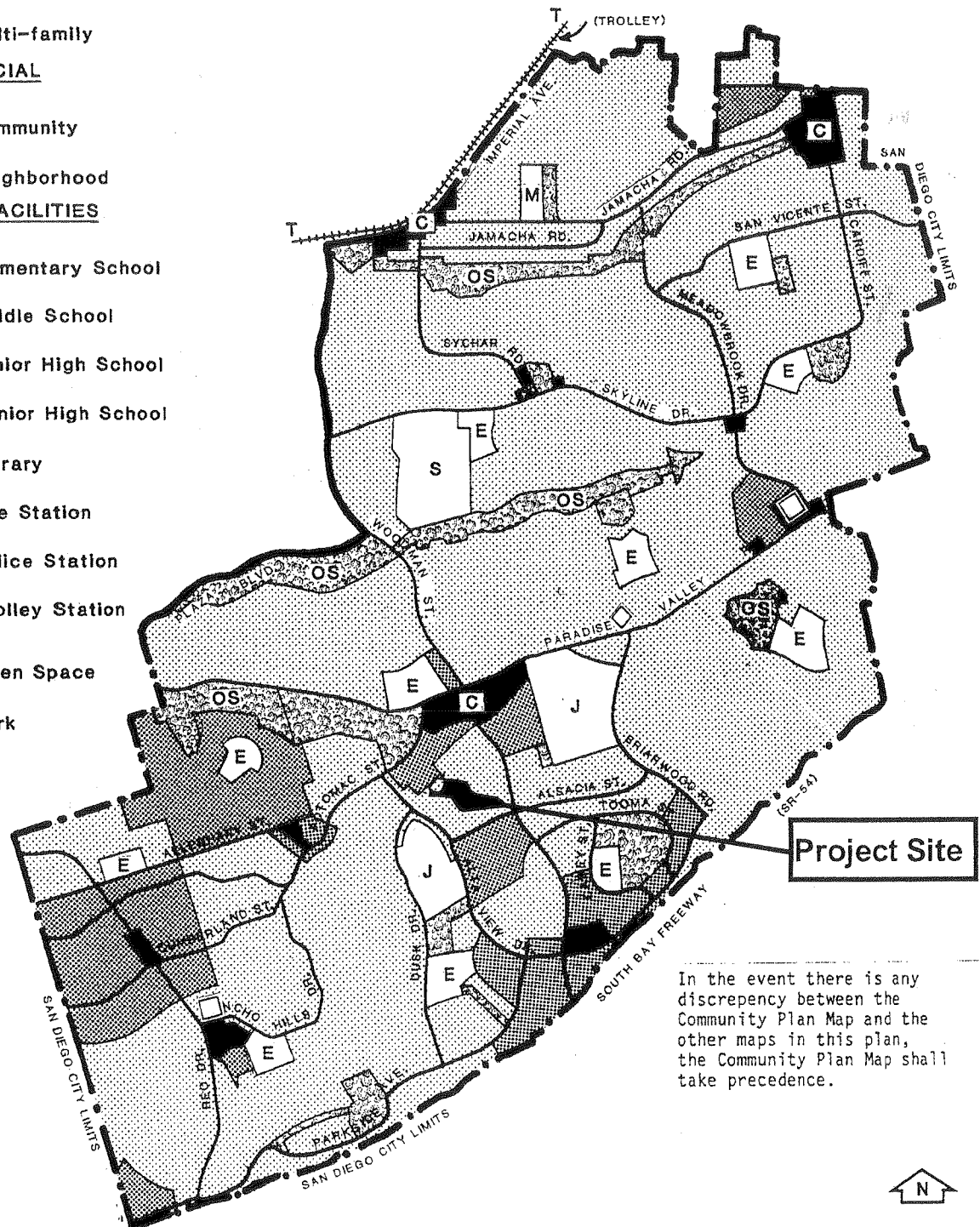
-  Community
-  Neighborhood

PUBLIC FACILITIES

-  Elementary School
-  Middle School
-  Junior High School
-  Senior High School

-  Library
-  Fire Station
-  Police Station
-  Trolley Station

-  Open Space
-  Park



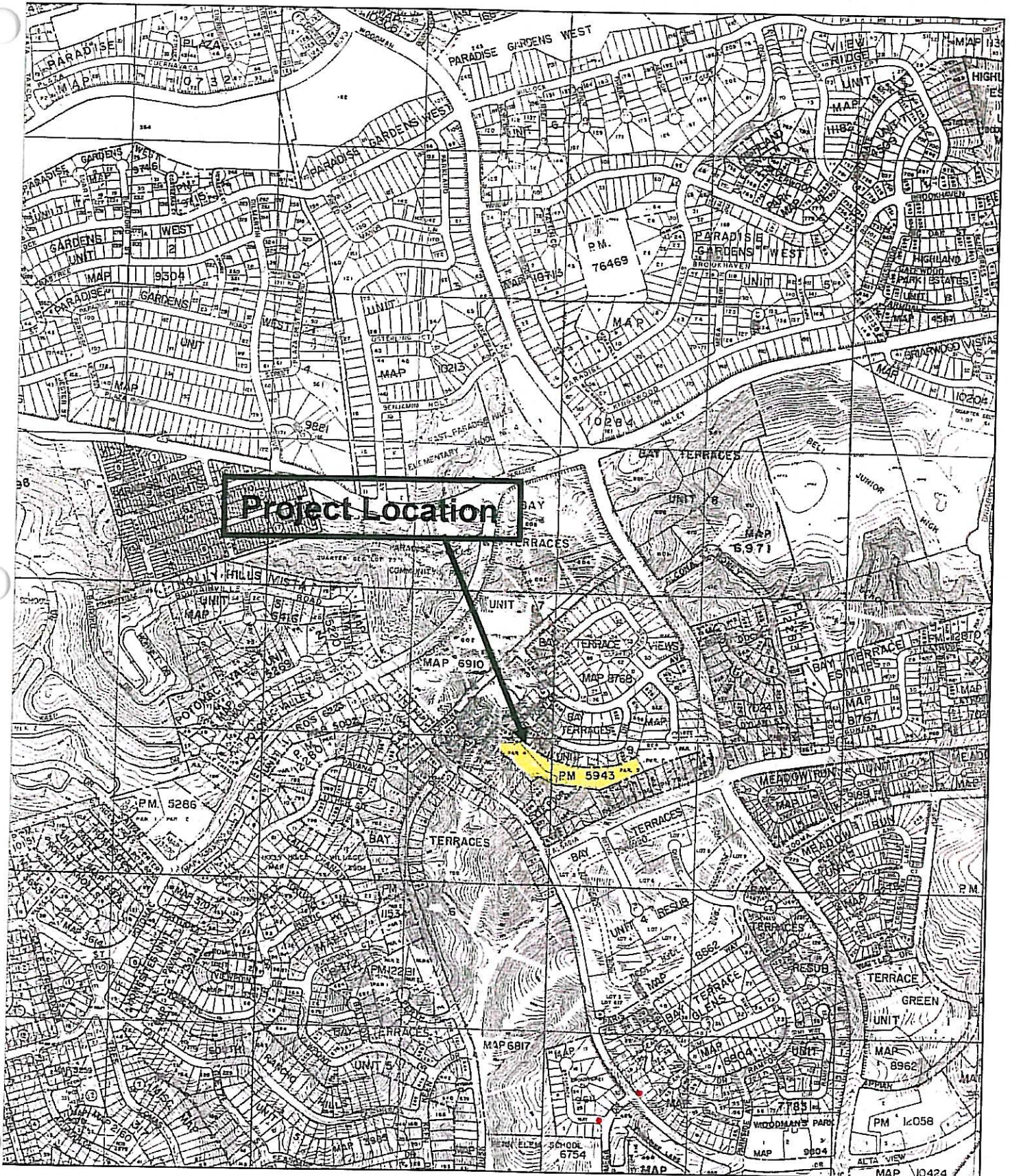
In the event there is any discrepancy between the Community Plan Map and the other maps in this plan, the Community Plan Map shall take precedence.

**SKYLINE - PARADISE HILLS
COMMUNITY PLAN MAP**



SKYLINE - PARADISE HILLS
CITY OF SAN DIEGO · PLANNING DEPARTMENT

FIGURE
24

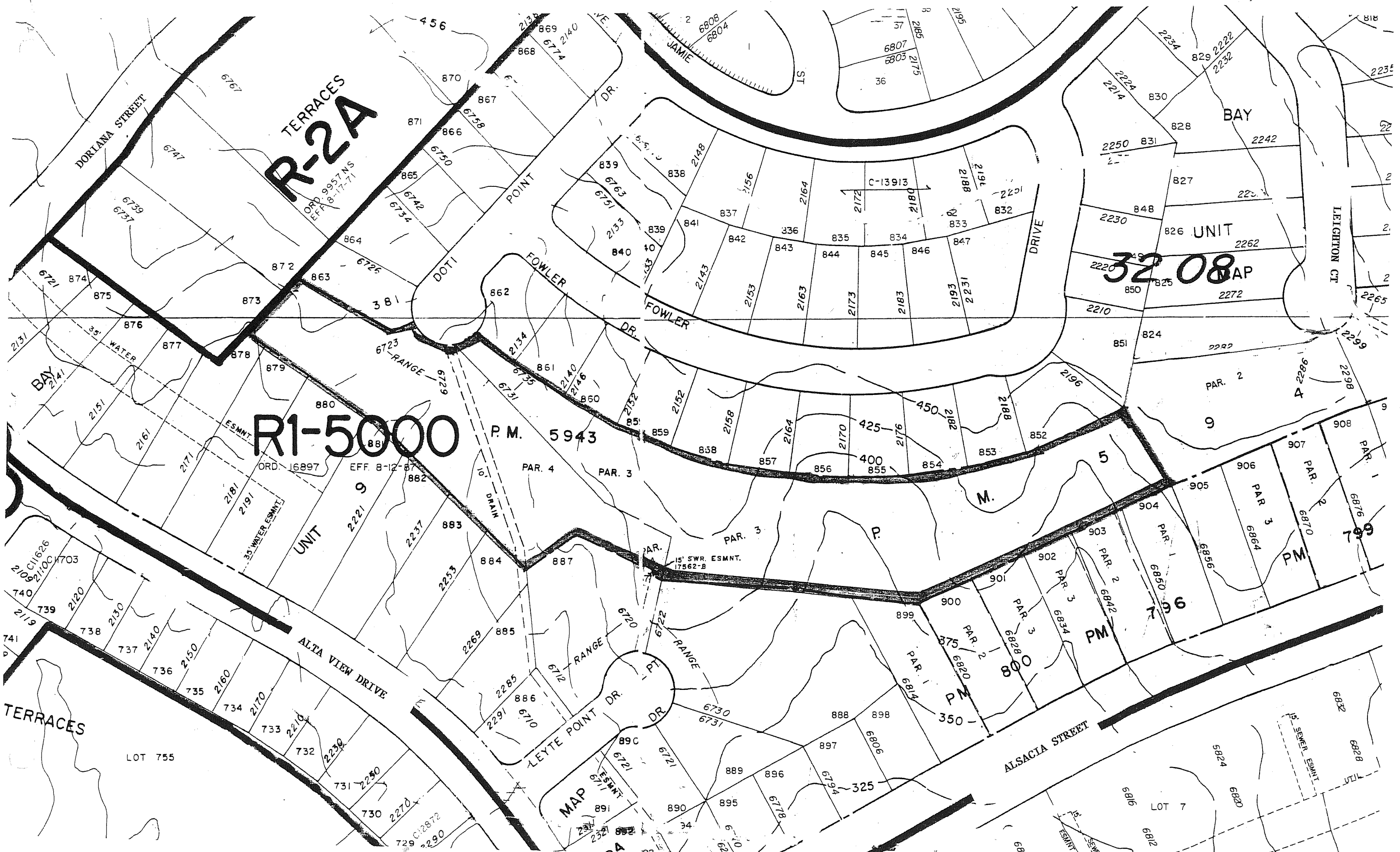


LOCATION MAP



AERIAL MAP

CITY OF SAN DIEGO • DEVELOPMENT SERVICES DEPARTMENT



RECORDING REQUESTED BY
CITY OF SAN DIEGO
DEVELOPMENT SERVICES
PERMIT INTAKE, MAIL STATION 501

WHEN RECORDED MAIL TO
CITY CLERK
MAIL STATION 2A

SPACE ABOVE THIS LINE FOR RECORDER'S USE

JOB ORDER NUMBER: 99-0658

PLANNED DEVELOPMENT PERMIT NO. 187924
DOTI POINT – PROJECT NO. 1481
[MMRP]
CITY COUNCIL

This Planned Development Permit No. 187924 is granted by the City Council of the City of San Diego to MLC HOMES INC., Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] 126.0602. The 3.64-acre site is located at the end of the Doti Point Drive, between Doriana Street and Woodman Street, in the RS-1-7 Zone within the Skyline-Paradise Hills Community Planning area. The project site is legally described as Parcels 3 and 4 of Parcel Map No. 5943.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner /Permittee to subdivide the property into fifteen (15) lots (including fourteen (14) residential lots and one (1) park lot), and construct a new single-family residential development described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated _____, on file in the Development Services Department.

The project shall include:

- a. The construction of fourteen (14), one and two-story, single-family residences with attached double-car garages;
- b. Construction of a 2,200 square foot pocket park;
- c. Deviation to Building Height to allow 33'-0" in height as measured from pre-existing grade where 30'-0" is the maximum allowed (Finished grade height not to exceed 30'-0");

- d. Deviation to the minimum 95'-0" lot depth requirement for the following lots:

Lot	Lot Depth Requested (average)	Required Lot Depth
3	79 feet	95 feet
4	92 feet	95 feet
5	94 feet	95 feet
6	90 feet	95 feet
10	76.5 feet	95 feet
11	85 feet	95 feet

- e. Deviation to the 6'-0" maximum retaining wall height within the interior side yards of the following lots:

Lot	Length of Wall (Feet)	Height (Feet)
2 (cul de sac)	80	12
3	56	10
4	65	8
5	70	8
6	73	10
7	73	10
8	65	8
9	69	10

- f. Off-street parking;

- g. Accessory improvements determined by the Development Services Department to be consistent with the land use and development standards in effect for this site per the adopted community plan, California Environmental Quality Act Guidelines, public and private improvement requirements of the City Engineer, the underlying zone(s), conditions of this Permit, and any other applicable regulations of the SDMC in effect for this site.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. Failure to utilize and maintain utilization of this permit as described in the SDMC will automatically void the permit unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in affect at the time the extension is considered by the appropriate decision maker.
2. No permit for the construction, occupancy or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. Unless this Permit has been revoked by the City of San Diego the property included by reference within this Permit shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the Development Services Department.
4. This Permit is a covenant running with the subject property and shall be binding upon the Owner/Permittee and any successor or successors, and the interests of any successor shall be subject to each and every condition set out in this Permit and all referenced documents.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
7. The development shall comply with the provisions of Tentative Map/Easement Abandonment No. 006928.
8. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial modifications to the building and site improvements to comply with applicable building, fire, mechanical and plumbing codes and State law requiring access for disabled people may be required.

9. Construction plans shall be in substantial conformity to Exhibit "A." No changes, modifications or alterations shall be made unless appropriate application(s) or amendment(s) to this Permit have been granted.

10. All of the conditions contained in this Permit have been considered and have been determined to be necessary in order to make the findings required for this Permit. It is the intent of the City that the holder of this Permit be required to comply with each and every condition in order to be afforded the special rights which the holder of the Permit is entitled as a result of obtaining this Permit.

In the event that any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" condition(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

11. The applicant shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify applicant of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, applicant shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and applicant regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the applicant shall not be required to pay or perform any settlement unless such settlement is approved by applicant.

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

12. Mitigation requirements are tied to the environmental document, specifically the Mitigation, Monitoring, and Reporting Program (MMRP). These MMRP conditions are incorporated into the permit by reference or authorization for the project.

13. The mitigation measures specified in the Mitigation Monitoring and Reporting Program, and outlined in Mitigated Negative Declaration No. 1481, shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL/MITIGATION REQUIREMENTS.

14. The Owner/Permittee shall comply with the Mitigation, Monitoring, and Reporting Program (MMRP) as specified in Mitigated Negative Declaration No. 1481, satisfactory to the Development

Services Department and the City Engineer. All mitigation measures as specifically outlined in the MMRP shall be implemented for the following issue areas:

- Paleontological Resources

15. Prior to issuance of any construction permit, the Owner/Permittee shall pay the Long Term Monitoring Fee in accordance with the Development Services Fee Schedule to cover the City's costs associated with implementation of permit compliance monitoring.

AFFORDABLE HOUSING REQUIREMENTS:

16. Prior to the issuance of any building permits, the developer shall comply with the Affordable Housing Requirements of the City's Inclusionary Housing Ordinance (Chapter 14, Article 2, Division 13 of the Land Development Code).

LANDSCAPE REQUIREMENTS:

17. No change, modification or alteration shall be made to the project unless appropriate application or amendment of this Permit shall have been granted by the City.

18. Prior to issuance of any engineering permits for right-of-way improvements, complete landscape construction documents for right-of-way improvements shall be submitted to the City Manager for approval. Improvement plans shall identify a station point for each street tree location. Each street tree location must provide 40 square feet of area which is unencumbered by utilities. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees. Location of street trees shall be identified and reserved during improvement activities and on all site plans prepared for subsequent building permit applications with actual installation taking place prior to final inspection for a specific building permit. The construction documents shall be in substantial conformance with Exhibit A, Landscape Development Plan, on file in the Development Services Department.

19. Prior to issuance of any engineering permits for grading, construction documents for slope planting, revegetation and hydro-seeding of all disturbed lands, including irrigation plans, shall be submitted in accordance with the Landscape Standards and to the satisfaction of the City Manager. All plans shall be in substantial conformance to the Permit, including Environmental Conditions and Exhibit A, on file in the Development Services Department.

20. Installation of slope planting and erosion control, including seeding of all disturbed land, (slopes and pads) consistent with the approved landscape and grading plans is considered to be in the public interest. The Permittee shall initiate such measures as soon as the grading has been accomplished. Such erosion control/slope planting and the associated irrigation systems and appurtenances shall be installed in accordance with the approved plans and the Landscape Standards.

21. Prior to final inspection, it shall be the responsibility of the Permittee or subsequent Owner to install all required landscape. A No Fee Street Tree Permit shall be obtained for the installation, establishment and on-going maintenance of all street trees.

22. All required landscape shall be maintained in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees is not permitted unless specifically noted in this Permit.

23. The Permittee or subsequent Owner shall be responsible for the maintenance of all street trees and landscape improvements, including right-of-way landscaping, consistent with the Landscape Standards unless long-term maintenance of street trees and right-of-way landscaping will be the responsibility of a Landscape Maintenance District or other approved entity. In this case, a Landscape Maintenance Agreement shall be submitted for review by a City Landscape Planner.

24. If any required landscaping (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction document plans is damaged or removed during demolition or construction, it shall be repaired and/or replaced in kind and equivalent size per the approved documents to the satisfaction of the City Manager within 30 days of damage or final inspection.

PLANNING/DESIGN REQUIREMENTS:

25. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.

26. All signs associated with this development shall be consistent with sign criteria established by either the approved Exhibit "A" or City-wide sign regulations.

27. The Owner/Permittee shall post a copy of the approved discretionary permit or Tentative Map in the sales office for consideration by each prospective buyer.

28. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.

TRANSPORTATION REQUIREMENTS

29. No fewer than two (2) off-street parking spaces shall be maintained on each residential lot at all times in the approximate locations shown on the approved Exhibit "A." Parking spaces shall comply at all times with the SDMC and shall not be converted for any other use unless otherwise authorized by the Development Services Department.

WASTEWATER REQUIREMENTS:

30. Prior to the issuance of any building permits, the developer shall assure, by permit and bond, the design and construction of all public sewer facilities necessary to serve this development.

31. Prior to the issuance of any grading or building permits, the developer shall grant adequate sewer, and/or access easements for all public sewer facilities that are not located within public rights of way, satisfactory to the Metropolitan Wastewater Department Director.

32. Prior to the issuance of any public improvement or building permits, the developer shall obtain an Encroachment Maintenance and Removal Agreement for all approved structures or landscaping, including private sewer facilities, grading, enhanced paving and retaining walls, installed in or over any sewer easement.
33. No trees shall be installed within ten feet of any sewer facilities or in any sewer access easement. No shrubs exceeding three feet in height at maturity shall be installed within 10 feet of any public sewer main or within access easements.
34. No other utilities, including gas, electric, telephone and fiber optic cable, shall be located within 10 feet of any public sewer main when these utilities are installed parallel to the sewer main. General Utility Easements in private roads and driveways shall be sized with sufficient width to provide for other agencies facilities. In side yards or other non street areas, a GUE must be dedicated for the exclusive use of the City of San Diego or the Metropolitan Wastewater Department. Other agencies will require separate easements.
35. The developer shall design and construct all proposed public sewer facilities to the most current edition of the City of San Diego's Sewer Design Guide.
36. Proposed private underground sewer facilities located within a single lot shall be designed to meet the requirements of the California Uniform Plumbing Code and shall be reviewed as part of the building permit plan check.

WATER REQUIREMENTS:

37. Prior to the issuance of any building permits the Owner/Permittee shall assure, by permit and bond, the design and construction of a new 8-inch PVC water main in Doti Point Drive from Fowler Drive to Wendy Way and in Wendy Way to the easterly cul-de-sac of the new subdivision, in a manner satisfactory to the Utilities Department Director and the City Engineer.
38. Prior to the issuance of any building permits the Owner/Permittee shall assure, by permit and bond, the design and construction of a new water service for each lot, outside of any driveway or drive aisle within the right-of-way adjacent to the proposed lots, in a manner satisfactory to the Utilities Department Director and the City Engineer.
39. All water meters, including the water meter or meters to serve the common areas, shall have backflow prevention devices installed.
40. All on-site water facilities shall be private including domestic, fire and irrigation systems.
41. Prior to the issuance of any certificates of occupancy, the Owner/Permittee shall install fire hydrants at locations satisfactory to the Fire/Rescue Department, the Utilities Department Director and the City Engineer.

42. Prior to the issuance of any certificates of occupancy, all public water facilities necessary to serve the development, including water mains, water services and meters, shall be complete and operational in a manner satisfactory to the Utilities Department Director and the City Engineer.

43. The Owner/Permittee agrees to design and construct all proposed public water facilities in accordance with established criteria in the most current edition of the City of San Diego Water Facility Design Guidelines and City regulations, standards and practices pertaining thereto. Water facilities, as shown on the approved plans, shall be modified at final engineering to comply with standards.

INFORMATION ONLY:

- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this development permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code §66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the City Council of the City of San Diego on _____.

ATTACHMENT 5

Permit Type: PDP No. 187924
PTS Approval No.: PTS 1481
Date of Approval:

AUTHENTICATED BY THE DEVELOPMENT SERVICES DEPARTMENT

Sandra Teasley
TITLE: Development Project Manager

**NOTE: Notary acknowledgment
must be attached per Civil Code
section 1189 et seq.**

The undersigned Owner/Permittee, by execution hereof, agrees to each and every condition of this
Permit and promises to perform each and every obligation of Owner/Permittee hereunder.

[MLC HOMES INC]
Owner/Permittee

By _____
NAME
TITLE

**NOTE: Notary acknowledgments
must be attached per Civil Code
section 1189 et seq.**

Rev. 02/04/08 rh

CITY COUNCIL
RESOLUTION NO.-----.
PLANNED DEVELOPMENT PERMIT NO. 187924
DOTI POINT VIEWS – PROJECT NO. 1481

WHEREAS, MLC INC., Owner/Permittee, filed an application with the City of San Diego for a permit to subdivide a 3.64-acre parcel into 15 lots including 14 residential lots for the proposed construction of 14, one and two-story, single-family dwellings and one park lot site described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 187924;

WHEREAS, the project site is located at the end of the Doti Point, between Doriana Street and Woodman Street, in the RS-1-7 (renamed from R1-5000 zone) within the Skyline-Paradise Hills Community Planning area;

WHEREAS, the project site is legally described as Parcels 3 and 4 of Parcel Map 5943;

WHEREAS, on November 6, 2008, the Planning Commission of the City of San Diego considered Planned Development Permit No.187924, pursuant to the San Diego Municipal Code of the City of San Diego and recommended approval of the project;

WHEREAS, on -----, the City Council of the City of San Diego considered Planned Development Permit No.187924, pursuant to the San Diego Municipal Code of the City of San Diego;
NOW, THEREFORE,

BE IT RESOLVED by the City Council of the City of San Diego as follows:

That the City Council adopts the following written Findings, dated -----:

PLANNED DEVELOPMENT PERMIT FINDINGS

1. THE PROPOSED DEVELOPMENT WILL NOT ADVERSELY AFFECT THE APPLICABLE LAND USE PLAN.

The 3.64-acre site is located at the terminus of Doti Point Drive, in between Doriana Street and Woodman Street, within the Skyline-Paradise Hills Community Planning Area. The property is bounded on all sides with established subdivisions consisting of single-family and multi-family development. The proposal would subdivide the land into 14 residential lots for the construction of one and two-story, single-family dwellings and one park site lot.

The proposed use would not adversely affect the City's Progress Guide and General Plan or the adopted Skyline Paradise Hills Community Plan in that the proposed use would involve quality residential development designed in accordance with the density range and urban design principles established in the community plan. The proposed use would also be compatible with the existing and established neighborhood while respecting surrounding topography. The proposed development would fulfill a community need and primary residential goal to preserve

the low density, single-family character of the community while helping increase the overall housing supply in the City.

The community plan for Skyline Paradise Hills designates the subject project site for single-family residential use at a low density of 0 to 10 dwelling units per net residential acre. This density range would allow a maximum of 26 units on this 2.59 acre site (net site area) that is currently vacant. The project as proposed will have a density of 5.4 units to the acre. The project is proposing new construction of 14 single-family residential units on this vacant site that will add to the housing stock of owner-occupied units in this community and increase the overall housing supply in the City of San Diego.

The site is governed by the policies and guidelines of the General Plan, the Skyline Paradise Hills Community Plan and the development regulations of the R1-5000 (renamed RS-1-7) zone, the Tentative Map and the Planned Residential Development. The proposed project is in compliance with all applicable policies, guidelines and regulations in effect for the site, with the exception of lot depths, retaining walls and building heights. Therefore, the proposed development will fulfill a community need and will not adversely affect the applicable Community Plan.

2. THE PROPOSED DEVELOPMENT WILL NOT BE DETRIMENTAL TO THE PUBLIC HEALTH, SAFETY, AND WELFARE.

The permit prepared for this development includes various conditions and referenced Exhibits of approval relevant to achieving project compliance with the regulations and applicable ordinance provisions of the City's Municipal Code in effect for this site; and that such conditions have been determined by the Decision Maker as necessary to avoid adverse impacts upon the health, safety, and general welfare. These conditions (referenced Exhibits) include limitations upon the extent and amount of site grading activities, minimum parking and landscaping requirements, required public improvements, and the placement of a non-buildable easement across the existing northerly slope in order to restrict future development and maintain the hillside integrity. Project implementation will improve the drainage on the site, as currently, drainage sheet flows across the site down the existing slope to single family homes on Alta View Drive. Therefore, the proposed project will not be detrimental to the public health, safety, and welfare.

3. THE PROPOSED DEVELOPMENT WILL COMPLY WITH THE REGULATIONS OF THE LAND DEVELOPMENT CODE.

The proposed 14 single-family dwellings will comply with all of the applicable regulations of the R1-5000 (renamed RS-1-7) zone, including floor area ratio, front, rear and side setbacks, and parking. The proposed lots will meet or exceed the lot size, lot width and lot frontage requirements. A deviation to the lot depth requirement for six of the lots (Lots 3, 4, 5, 6, 10 and 11), retaining wall heights within the interior side yards behind the homes for the eight of the lots (Lots 2 through 9). The original request for a deviation to the retaining wall heights within the interior side yards of a majority of the lots is no longer required with the site redesign. These side yard plantable retaining walls now vary in height from 2 feet to 5.5 feet. The proposed project is requesting a height deviation of the walls across the backyards to allow for accommodation of

backyards for the homes along the north side of Wendy Way. A third request would allow a building height deviation of 31'-0" to 33'-0" where 30'-0" is the maximum permitted. The purpose and intent of the PDP is to facilitate development of areas designated for residential use in adopted community plans within urbanized areas while allowing greater flexibility than is possible through strict application of conventional zoning and subdivision regulations. The project complies with all relevant development regulations of the zone with the exception of the minor deviations that have been incorporated into the project design as allowed under a PDP.

The PDP ordinance requires that projects demonstrate compatibility with the scale of surrounding developments, avoid repetitious patterns and demonstrate consistency with the community plan. The Doti Point Views subdivision is consistent with the applicable regulations and design standards within the Municipal Code.

4. THE PROPOSED DEVELOPMENT, WHEN CONSIDERED AS A WHOLE, WILL BE BENEFICIAL TO THE COMMUNITY.

The proposed project is the development of a vacant lot for the construction of 14 residential, single family residences. The project will provide additional housing stock for the community consistent with surrounding developments, the underlying zone and the community plan. The vacant site has been used in the past for illegal dumping of materials. The proposed project will visually enhance the property with a 14-unit subdivision with new two-story homes, landscaped yards and parkways and adjacent slopes. The proposed development when considered as a whole, will be beneficial to the community.

5. ANY PROPOSED DEVIATIONS PURSUANT TO SECTION 126.0602 (b)(1) ARE APPROPRIATE FOR THIS LOCATION AND WILL RESULT IN A MORE DESIRABLE PROJECT THAN WOULD BE ACHIEVED IF DESIGNED IN STRICT CONFORMANCE WITH THE DEVELOPMENT REGULATIONS OF THE APPLICABLE ZONE.

The project proposes deviations to lot depth, retaining wall height and building height.

1. Six lots (Lots 3, 4, 5, 6, 10 and 11) would provide lot depths ranging from 79 feet to 92 where 95 feet is required.
2. Eight lots would incorporate overheight plantable crib walls ranging in height from 7 feet to 12 feet at the highest point where 6 feet is allowed (Lots 2 through 9).
3. Twelve of the structures would exceed the 30 foot height limit, resulting in a height of 33 feet at the highest point (Lot 1 and 14 are single story)..

The development is consistent with the requirements of the Planned Development Permit Ordinance (PDP). The PDP ordinance states the following:

The purpose of the Planned Development Permit is to provide flexibility in the application of development regulations for project where strict application of the base zone regulations would restrict design options and result in a less desirable project. The intent of the regulations is to accommodate to the greatest extent possible, an equitable balance of development types, intensities, styles site constraints, project amenities, public improvements, community and City benefits. Deviations shall be permitted only if it is shown that similar situations exists within the surrounding neighborhood, or, that the deviations to the regulations are beneficial to the neighborhood because of unique circumstances pertaining to the subject property.

The property contains several unusual circumstances that are not of the making of the applicant and unique to the site. The property is a remnant parcel of land located between established subdivisions which consist of single-family development to the north east and south, and multi-family development to the west. Topographically, the property is elongated in shape and consists of a graded hillside which slopes steeply downward from Doti Point Drive, with an overall grade differential of approximately 43 feet from the northern property line to the southerly property line. The interior of the site contains a narrow belt of level area which is bounded along the north and south by large graded slopes. This northerly slope descends steeply from Doti Point Drive at varying heights of 27 feet to 42 feet to the level pad below. Along the southern portion of the site, larger graded slopes descend to a maximum level of 70 feet onto the rear lots of the residential development below. The property varies in width from 108 feet at its southeasterly boundary to 90 feet at its northerly boundary. The entire site is approximately 1,265 feet in length.

The project has been revised to lower retaining wall heights within the interior side yards. The overheight condition of the retaining walls occurs for nine of the lots located behind the residences on the north side of the development. A small portion of the walls would be visible when viewed from Wendy Way. The walls would be plantable and when landscape reaches maturity, the walls would be obscured into the adjoining hillside. The project engineer has indicated that increasing lot widths of Lots 3, 4, and 6 would necessitate further grading and encroachment into the existing up-slope embankment and potentially impact the roadway width required for the proposed development. The deviation from the required 95 feet varies from one foot (Lot 5) to 18.5 feet (Lot 10). Four of the lots requesting a deviation are located on the north side of Wendy Way. Because the site in this area ranges in width from 119 feet to 135 feet, the lot depth ratio cannot be increased with any redesign of the site; combining lots would not create any lots with a depth of 95 feet because a 47 foot right-of-way is required. The two lots (Lots 10 and 11) on the south side require a deviation to the lot depth because of the design criteria required for the construction of Wendy Way. These lots are adjacent to each other; therefore, combining these lots would not achieve a lot depth ratio of 95 feet.

With respect to building height, the project was redesigned in order to provide for rear yards for the lots on the north side of Wendy Way. Grade was raised an average of 7 feet, with a range of 4 feet to 8 feet. Building height must be measured from pre-existing grade. As such, the proposed residences on lots 4 through 9 would be approximately 31 to 33 feet in height measuring from original grade, however none of the structures will exceed a height of 27 feet as measured and viewed from finished grade.

The proposed deviations have been incorporated into the project design are minor in scope and will result given the project benefits which include public amenities, excess open spaces areas and a project that will provide additional housing stock and visually enhance the site and the neighboring community.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the City Council, Planned Development Permit No. 187924 is hereby GRANTED by the City Council to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 1481, a copy of which is attached hereto and made a part hereof.

Sandra Teasley
Development Project Manager
Development Services

Adopted on: _____

Job Order No. 99-0658

cc: Legislative Recorder, Planning Department

CITY COUNCIL
RESOLUTION NO. _____
TENTATIVE MAP/EASEMENT ABANDONMENT NO.6928
DOTI POINT VIEWS - PROJECT NO. 1481
DRAFT

WHEREAS, MLC HOMES, INC., Applicant/Subdivider, and Lindvedt McColl & Associates, Engineer, submitted an application with the City of San Diego for a Tentative Map and Easement Vacation No. 6928, for the subdivision of a 3.64-acre site, into 15, lots for the construction of 14 one and two-story, single-family homes and one park site/non-buildable easement lot. The project site is located at the end of the Doti Point Drive cul-de-sac, between Dorian Street and Woodman Street, consisting of Parcels 3 and 4 of Parcel Map No. 5943, in the R1-5000 zone (currently renamed RS-1-7 zone) of the Skyline-Paradise Hills Community Plan; and

WHEREAS, the Map proposes the subdivision of a 3.64-acre site into 14, single-family lots; and

WHEREAS, a Mitigated Negative Declaration was prepared for the project; and

WHEREAS, the project complies with the requirements of a preliminary soils and/or geological reconnaissance report pursuant to the Subdivision Map Act and Section 144.0220 of the Municipal Code of the City of San Diego; and

WHEREAS, on November 6, 2008, the Planning Commission of the City of San Diego considered Tentative Map No. 006928 Sections 102.0307 of the Municipal Code of the City of San Diego and Subdivision Map Act Section 66428, received for its consideration written and oral presentations, evidence having been submitted, and heard testimony from all interested parties at the public hearing, and the City Council having fully considered the matter and being fully advised concerning the same; NOW, THEREFORE,

BE IT RESOLVED by the City Council of the City of San Diego, that it adopts the following findings with respect to Tentative Map and Easement Vacation No. 006928:

1. The proposed subdivision and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan and State Map Action Sections 66473.5, 66474(a), and 66474(b)).
2. The proposed subdivision complies with the applicable zoning and development regulations of the San Diego Municipal Code. Deviations to retaining wall height within the interior side yards for all lots 2 through 9 and to the minimum lot depth for Lots 3, 4, 5, 6, 10, and 11 were granted as allowed with a Planned Development Permit).

ATTACHMENT 6

3. The proposed subdivision includes a deviation to the minimum standards as accepted by the City Engineer, to allow a 35-foot curb radius cul-de-sac, an eight-foot curb-to-property-line distance.
4. The site is physically suitable for the type and density of development (San Diego Municipal Code and State Map Act Sections 66474(c) and 66474(d)).
5. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat and State Map Act Section 66474(e)).
6. The design of the subdivision or the type of improvements will not be detrimental to the public health, safety, and welfare and State Map Act Section 66474(f)).
7. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision and State Map Act Section 66474(g)).
8. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling and State Map Act Section 66473.1).
9. The decision maker has considered the effects of the proposed subdivision on the housing needs of the region and that those needs are balanced against the needs for public services and the available fiscal and environmental resources and State Map Act Section 66412.3).
10. That said Findings are supported by the minutes, maps, and exhibits, all of which are herein incorporated by reference.
11. There is no present or prospective use for the easement for which the easement was originally acquired, or for any other public use of a like nature that can be anticipated. The site contains a 10-foot side drainage easement which traverses the site in a north-south direction. This easement would be abandoned in place and re-routed through a new public street. Therefore, there is no prospective use for the easement, and no other public use is anticipated.
12. The public will benefit from the action through improved utilization of the land made available by the abandonment. The existing 10 foot wide drainage easement is proposed to be abandoned for the purpose of constructing single-family, residential development on the site. The development will provide for additional housing stock for the community, therefore, the public will benefit from the action through the improved utilization of the land.
13. The abandonment will comply with the applicable land use plan. The proposed abandonment of the 10 foot wide drainage easement will allow for the subdivision

and development of 14 detached, single-family residences within the Skyline-Paradise Hills Community Planning area. The neighborhood is developed with established single-family subdivision and multi-family housing. The Community Plan identifies this site for low density, residential development. The proposed abandonment would facilitate the development of additional housing for the community, therefore, will not adversely affect the land use plan.

14. The public facility or purpose for which the easement was originally acquired will not be detrimentally affected by the abandonment. The purpose for which the easement was acquired no longer exists. The 10 foot wide drainage easement proposed to be abandoned, is located on a vacant lot proposed to be subdivided for the construction of 16 new, single-family homes. The easement would be re-routed into a new public street with the project area. As such, the purpose for which the easement was originally acquired in its previous location will no longer exist. There are no public facilities within the easement.

BE IT FURTHER RESOLVED, that, based on the Findings hereinbefore adopted by the CITY COUNCIL, Tentative Map and Easement Abandonment No. 6928, is hereby granted to MLC HOMES INC., Applicant/Subdivider, subject to the following conditions:

GENERAL

1. This Tentative Map and Easement Abandonment will expire on -----three years from the decision date).
2. Compliance with all of the following conditions shall be assured, to the satisfaction of the City Engineer, prior to the recordation of the Final Map, unless otherwise noted.
3. A Final Map shall be recorded in the Office of the County Recorder, prior to the Tentative Map expiration date.
4. The Final Map shall conform to the provisions of Planned Development Permit Permit No. 187924.
5. The Subdivider shall underground any new service run to any new or proposed structures within the subdivision.

ENGINEERING

6. Prior to the issuance of any building permits, the subdivider shall obtain a bonded grading permit from the City Engineer (referred to as an "engineering permit") for the grading proposed for this project. All grading shall conform to requirements

ATTACHMENT 6

in accordance with the City of San Diego Municipal Code in a manner satisfactory to the City Engineer.

7. The drainage system proposed with this development is subject to approval by the City Engineer.
8. Prior to the issuance of any permits, the subdivider shall vacate the existing 10 feet drainage easement satisfactory to the City Engineer.
9. Prior to building occupancy, the subdivider shall conform to the Municipal Code, "Public Improvement Subject to Desuetude or Damage." If repair or replacement of such public improvements is required, the owner shall obtain the required permits for work in the public right-of-way, satisfactory to the permit-issuing authority.
10. Prior to the issuance of any construction permits, the subdivider shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the Municipal Code, into the construction plans or specifications.
15. Prior to the issuance of any construction permits, the subdivider shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Appendix E of the City's Storm Water Standards.
12. Prior to the issuance of any construction permits, the subdivider shall provide evidence of coverage under the General Industrial National Pollutant Discharge Elimination System, in the form of a Notice of Intent (NOI) filed with the State Water Resources Control Board.
13. Prior to the issuance of any construction permits, the subdivider shall incorporate and show the type and location of all post-construction Best Management Practices (BMP's) on the final construction drawings, consistent with the approved Water Quality Technical Report.
14. Prior to the issuance of any construction permits, the subdivider shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.
15. Conformance with the "General Conditions for Tentative Subdivision Maps," filed in the Office of the City Clerk under Document No. 767688 on May 7, 1980, is required. Only those exceptions to the General Conditions which are shown on the tentative map and covered in these special conditions will be authorized.

16. All public improvements and incidental facilities shall be designed in accordance with criteria established in the Street Design Manual, filed with the City Clerk as Document No. 769830.
17. The Subdivider shall grant the City a building restricted easement over the northerly slope bank and across the park lot (Lot A) to the satisfaction of the City Engineer. Lot A will be maintained by the homeowner's association or similar private entity.
18. Wendy Way is a low volume local residential cul-de-sac. As conditions of this project, the subdivider shall dedicate and improve this public road to the satisfaction of the City Engineer as outlined in conditions numbered 19 through 22.
19. From Doti Point Drive to Lot 11 with 34 feet of pavement, curb, gutter, and a five foot sidewalk on each side of the street, within 50 feet of right-of-way.
20. From Lot 11 to the southerly cul-de-sac with 28 feet of pavement, curb, gutter, and a 4 to 5 foot sidewalk on each side of the street, within 46 feet of right-of-way with adequate transition and parking prohibition on the south side of the street.
21. The cul-de-sac at the southerly end of Wendy Way with a minimum pavement radius of 35 feet within 43 feet of right-of-way and parking prohibition around the cul-de-sac.
22. With compliance to all current street lighting standards according to the City of San Diego Street Design Manual (Document No. 297376, filed November 25, 2002) and the amendment to Council Policy 200-18 approved by City Council on February 26, 2002 (Resolution R-296141).

MAPPING

23. "Basis of Bearings" means the source of uniform orientation of all measured bearings shown on the map. Unless otherwise approved, this source will be the California Coordinate System, Zone 6, North American Datum of 1983 (NAD 83).
24. "California Coordinate System means the coordinate system as defined in Section 8801 through 8819 of the California Public Resources Code. The specified zone for San Diego County is "Zone 6," and the official datum is the "North American Datum of 1983."
25. Every Final Map shall:
 - a. Use the California Coordinate System for its "Basis of Bearing" and express all measured and calculated bearing values in terms of said system.

ATTACHMENT 6

The angle of grid divergence from a true median (theta or mapping angle) and the north point of said map shall appear on each sheet thereof. Establishment of said Basis of Bearings may be by use of existing Horizontal Control stations or astronomic observations.

- b. Show two measured ties from the boundary of the map to existing Horizontal Control stations having California Coordinate values of Third Order accuracy or better. These tie lines to the existing control shall be shown in relation to the California Coordinate System (i.e., grid bearings and grid distances). All other distances shown on the map are to be shown as ground distances. A combined factor for conversion of grid-to-ground distances shall be shown on the map.
26. The design of the subdivision shall include private easements, if any, serving parcels of land outside the subdivision boundary or such easements must be removed from the title of the subdivided lands prior to filing any parcel or final map encumbered by these easements.
27. Development of this project shall comply with all requirements of State Water Resources Control Board (SWRCB) Order No. 99-08 DWQ and the Municipal Storm Water Permit, Order No. 2001-01(NPDES General Permit No. CAS000002 and CAS0108758), Waste Discharge Requirements for Discharges of Storm Water Runoff Associated With Construction Activity. In accordance with said permit, a Storm Water Pollution Prevention Plan (SWPPP) and a Monitoring Program Plan shall be implemented concurrently with the commencement of grading activities, and a Notice of Intent (NOI) shall be filed with the SWRCB.
28. A copy of the acknowledgment from the SWRCB that an NOI has been received for this project shall be filed with the City of San Diego when received; further, a copy of the completed NOI from the SWRCB showing the permit number for this project shall be filed with the City of San Diego when received. In addition, the owner(s) and subsequent owner(s) of any portion of the property covered by this grading permit and by SWRCB Order No. 99 08 DWQ, and any subsequent amendments thereto, shall comply with special provisions as set forth in SWRCB Order No. 99 08 DWQ.

WATER

28. The subdivider shall install an eight-inch water main in Doti Pint Drive from Fowler Drive to Wendy Way in a manner satisfactory to the Water Department Director.
29. The subdivider shall install an eight-inch water main in Wendy Way from Doti Point Drive to the easterly cul-de-sac in a manner satisfactory to the Water Department Director.

30. The subdivider shall install fire hydrants at locations satisfactory to the Fire Department and the City Engineer. If more than two (2) fire hydrants or thirty (30) dwelling units are located on a dead-end main then the subdivider shall install adequate facilities to provide a redundant water supply satisfactory to the Water Department Director.

WASTEWATER

31. The subdivider shall install all sewer facilities required by the accepted sewer study, necessary to serve this development. Sewer facilities as shown on the approved Tentative Map will require modification based on the accepted sewer study.
32. The subdivider shall design and construct all proposed public sewer facilities to the most current edition of the City of San Diego's sewer, and/or access easements, including vehicular access to each manhole, for all public sewer facilities that are located within public rights-of-way, satisfactory to the Metropolitan Wastewater Department Director.
33. No structures or landscaping that would inhibit vehicular access shall be installed in or over any sewer access easement.
34. No structures or landscaping, including private sewer facilities and enhanced paving, shall be installed in or over any easement prior to the applicant obtaining an Encroachment Maintenance and Removal Agreement.
35. No trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any public sewer facilities.
36. The subdivider shall provide evidence, satisfactory to the Metropolitan Wastewater Department Director, indicating that each lot will have its own sewer lateral or provide CC&Rs for the operation and maintenance of on-site private sewer facilities that serve more than one lot.

WATER AND SEWER

37. The subdivider agrees to design all proposed public water and sewer facilities in accordance with established criteria in the most current edition of the "City of San Diego Water & Sewer Design Guide." Proposed facilities that do not meet the current standards shall be private or redesigned. Existing public water and sewer facilities to which this development proposed connections to must be brought up to current standards.

38. The subdivider shall provide evidence, satisfactory to the Water and Metropolitan Wastewater Department's Directors, indicating that each unit will have its own water services and sewer lateral or provide CC&Rs for the operation and maintenance of on-site private water and sewer facilities that serve more than one unit.

AFFORDABLE HOUSING

39. Prior to the issuance of any building permits, the developer shall comply with the Affordable Housing Requirements of the City's Inclusionary Housing Ordinance (Chapter 14, Article 2, Division 13 of the Land Development Code.

INFORMATION:

- The approval of this Tentative Map by the City Council of the City of San Diego does not authorize the subdivider to violate any Federal, State, or City laws, ordinances, regulations, or policies including but not limited to, the Federal Endangered Species Act of 1973 and any amendments thereto (16 USC Section 1531 et seq.).
- If the subdivider makes any request for new water and sewer facilities (including services, fire hydrants, and laterals), then the subdivider shall design and construct such facilities in accordance with established criteria in the most current editions of the City of San Diego water and sewer design guides and City regulations, standards and practices pertaining thereto. Off-site improvements may be required to provide adequate and acceptable levels of service and will be determined at final engineering.
- This development may be subject to payment of a park fee prior to the filing of the Final Map in accordance with San Diego Municipal Code.
- Subsequent applications related to this Tentative Map will be subject to fees and charges based on the rate and calculation method in effect at the time of payment.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of the Tentative Map, may protest the imposition within 90 days of the approval of this Tentative Map by filing a written protest with the City Clerk pursuant to California Government Code Section 66020.
- BE IT FURTHER RESOLVED, that pursuant to California Government Code section 66434(g), portions of the drainage easement located within the project boundaries as shown in Tentative Map No. 006928, shall be vacated, contingent upon the recordation of the approved final map for the project.
-

ATTACHMENT 6

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF SAN DIEGO,
CALIFORNIA, ON _____.

APPROVED: NAME, City Attorney

By _____
NAME
Deputy City Attorney

ATTY/SEC. INITIALS
DATE
R- INSERT
Reviewed by Sandra Teasley

TENTATIVE MAP DOTI POINT VIEWS

TENATIVE MAP NO. 99-0658

ATTACHMENT 7 2005 TENTATIVE MAP

OWNER/SUBDIVIDER:

MLC HOMES, INC.
1500 WEST 11TH AVENUE
SUITE 24
ESCONDIDO, CA 92029
(760) 740-0885

KEVIN STEPHENS

ENGINEER OF WORK:

RICK HILL ENGINEERING
703 PALOMAR AIRPORT ROAD
SUITE 300
CARLSBAD, CA 92009

RICHARD B. HILL R.C.E. NO. 24765

BEST MANAGEMENT PRACTICES:

FEDERAL REGULATIONS (NPDES) ORIGINALLY ADMINISTERED BY THE SAN DIEGO REGIONAL WATER QUALITY CONTROL BOARD (SDRWQCB) AND CURRENTLY ADMINISTERED BY THE CITY OF SAN DIEGO, REQUIRES THE CREATION AND IMPLEMENTATION OF A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AS A CONDITION OF DEVELOPMENT FOR THIS PROPERTY. THIS PLAN WILL INCLUDE A NARRATIVE DESCRIPTION OF THE BEST MANAGEMENT PRACTICES (BMP). IT WILL BE PREPARED IN CONFORMANCE WITH SDRWQCB ORDER NO. 2001-01 AND SUBMITTED PRIOR TO CONSTRUCTION. THE SWPPP WILL INCLUDE MAINTENANCE SCHEDULE, COSTS AND WATER QUALITY. SEE ENVIRONMENTAL CATCH BASIN DETAIL LOWER LEFT.

LANDSCAPE NOTES:

MINIMUM 24-INCH BOX SIZE STREET TREES SHALL BE INSTALLED WITHIN TEN FEET OF THE FACE OF CURB AND IN OPENINGS HAVING A MINIMUM 40 SQUARE FEET OF AIR AND WATER-PERMEABLE AREA AS FOLLOWS:

STREET FRONTAGE: 1,245 FEET, PARCEL: 16, NO. OF TREES 18

ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE CITY OF SAN DIEGO LANDSCAPE STANDARDS AND ALL REGIONAL STANDARDS FOR LANDSCAPE INSTALLATION AND MAINTENANCE.

LEGAL DISCRIPTION:

PARCELS 3 AND 4 OF PARCEL MAP NO. 5943 IN THE CITY OF SAN DIEGO, STATE OF CALIFORNIA.

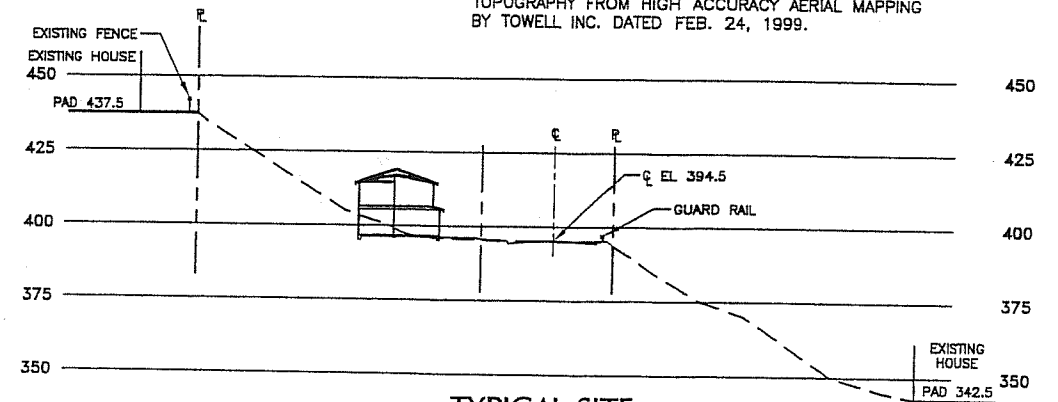
NOTES:

- | | |
|---------------------------------|---|
| 1. ZONING: | R-1-5000 |
| 2. NUMBER OF LOTS: | 17 (16 RES.) (1 PARK SITE) |
| 3. NUMBER OF PARKING SPACES: | 22 |
| 4. LAMBERT COORDINATES: | 188-1753 |
| 5. ASSESSOR'S PARCEL NUMBERS: | 587-186-51, 587-186-52 |
| 6. SEWER BY CITY OF SAN DIEGO: | GRAVITY MAIN TO LEYTE POINT DRIVE |
| 7. WATER BY CITY OF SAN DIEGO: | MAIN IN DOTI POINT DRIVE |
| 8. TELEPHONE BY: | PACIFIC BELL |
| 9. GAS & ELECTRIC BY: | SAN DIEGO GAS & ELECTRIC |
| 10. SIZE OF AREA: | 3.64 ACRES |
| 11. COMMUNITY PLAN DESIGNATION: | LOW DENSITY RESIDENTIAL |
| 12. LOT GRADING & DEVELOPMENT: | GRADING FOR LOT DEVELOPMENT TO BE MINIMIZED THROUGH THE USE OF STEM WALL FOUNDATION AND SIMILAR TECHNIQUES. SPECIFIC GRADING AND LOT PAD ELEVATIONS WHERE REQUIRED WILL BE REQUESTED AT THE TIME OF BUILDING PERMIT ISSUANCE. |

LEGEND

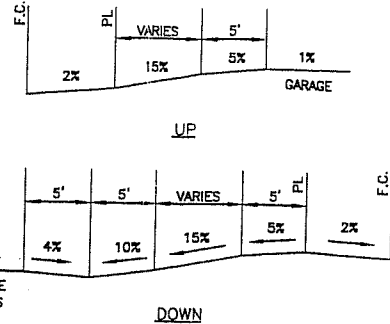
- | | |
|-------------------------------|---------|
| PAD ELEVATION | (412.3) |
| NO PARKING MARK WITH RED CURB | //// |
| GUARDRAIL | ===== |
| TYPE 'B' DRAINAGE DITCH | ===== |
| MASONRY RETAINING WALL | ===== |
| INDICATES STRUCTURAL WALL | ===== |
| FINISH CONTOUR | (410) |

TOPOGRAPHY FROM HIGH ACCURACY AERIAL MAPPING BY TOWELL INC. DATED FEB. 24, 1999.



TYPICAL SITE
CROSS SECTION 'A'-A'
SCALE: 1" = 30'

VICINITY MAP



DRIVEWAYS TYPICAL

NOTE: ALL GARAGE DOORS TO BE ROLL-UP.
ALL DRIVEWAYS ARE 16 FEET WIDE.
DISTANCES SHOWN ARE MINIMUM FROM FACE OF GARAGE TO 5' FROM FACE OF CURB LINE.

MODIFIED TYPE 'G' (SDRSD D-8) ENVIRONMENTAL CATCH BASIN

NO SCALE

TYPICAL SECTION BETWEEN LOTS 11-16 WENDY WAY

NO SCALE

TYPICAL SECTION BETWEEN LOTS 3-10 WENDY WAY

NO SCALE

EXISTING 15" SEWER EASEMENT

RECORDED 2-7-81
DOC. NO. 1991-0054804

EXISTING 8" VCP SEWER

NO SCALE

EXISTING 18" RCP STORM DRAIN

NO SCALE

PROPOSED 8" PVC SEWER

NO SCALE

PROPOSED 8" PVC WATER

NO SCALE

6" PARK BENCHES

NO SCALE

CHILDREN'S PLAY AREA

NO SCALE

BAR-B-QUE FACILITIES

NO SCALE

PLANTABLE KEY STONE WALL

NO SCALE

PROPOSED CLEANOUT

NO SCALE

PROPOSED TYPE 'B' CURB INLETS

NO SCALE

PROPOSED 18" RCP STORM DRAIN

NO SCALE

PROPOSED 8" PVC SEWER

NO SCALE

PROPOSED 8" PVC WATER

NO SCALE

6" PARK BENCHES

NO SCALE

CHILDREN'S PLAY AREA

NO SCALE

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6" PARK BENCHES

NO SCALE

CHILDREN'S PLAY AREA

NO SCALE

BAR-B-QUE FACILITIES

NO SCALE

PLANTABLE KEY STONE WALL

NO SCALE

PROPOSED CLEANOUT

</

**DOTI POINT VIEW PROJECT NO. 1481
RECOMMENDATIONS INCLUDED IN THE MOTION BY THE
COMMISSION**

GARCIA:

1. Provide an alternative that shows a reduction of lots in order to reduce the heights of all the retaining walls and the grading issues. We are pushing the limits of this site in terms of grading.
2. Provide some sort of variation in the façade on the west side of the homes so there is not a blank wall a couple hundred feet long facing the existing neighborhood.
3. Regarding lot depth deviation, it shouldn't be that difficult to rethink. Loosen up the lots and provide larger side yards if no back yards.
4. Biggest concern is we need to have very good infill projects in order to support infill. We need to do infill well and do it right.
5. Provide cross sections, longitudinal of all the walls so that we can really understand what this will look like, and the community should see it.

CHASE:

6. What is the requirement for the home owner's association that we can assure maintenance of the park and the open space?
7. Provide something other than chain link along the south side of the development..something more permanent and beautiful.
8. The report did not provide information on the open spaces. Provide a better explanation of the open space requirements in the PIRD....what is it, why is there and include the long term maintenance requirement.

STEELE:

9. Look at providing some guest parking to off set for the parking lost on the across the street.

10. Stated that access through Doriana Street was no longer an issue for the community or the applicant.

OTSUJI:

11. Provide a reveg/restoration plan that is acceptable for the non-buildable slope. People will be looking at it and it should meet the requirements but also be presentable.

12. Provide a detail on the retaining walls. Recommend that the walls be stepped down and plantable. You have one wall which could be broken up to give a softer appearance, especially on the side walls.

13. On the back retaining wall that is apart of the units...Need to be creative here to make it presentable and more attractive in order to sell these units.

Project Revisions/Planning Commission Motion - The project was revised to address the Planning Commission's direction as noted below, along with staff's analysis:

- ✚ Reduction in the number of residential lots from 16 to 14
- ✚ Reduction in plantable retaining wall heights
- ✚ Modifications to the site grading to raise the overall grades
- ✚ Removal of the retaining wall as a structural element of the residences on the north side of Wendy Way
- ✚ A new plantable retaining wall on the south side of Wendy Way to support the elevated roadway
- ✚ A new deviation request to exceed building height
- ✚ Additional plantings are proposed to supplement the existing vegetation to the slope.
- ✚ Facade details are varied are on both sides of Wendy Way
- ✚ Colors for the houses and roofs are varied
- ✚ Facade details are varied

Provide an alternative that shows a reduction of lots in order to reduce the heights of all the retaining walls and the grading issues. Regarding lot depth deviation, it shouldn't be that difficult to rethink. Loosen up the lots and provide larger side yards if no back yards.

Staff Response: Two lots were eliminated on either side of Wendy Way. The project will export approximately 25,000 cubic yards to accommodate a higher roadway and pad elevation, approximately 7 feet higher in elevation. Raising the site grades allow for a reduction in retaining wall heights at the rear of the lots (lots 1 through 9) and between the homes (all lots).

Deviations are no longer requested for retaining walls heights on the south side of Wendy Way as the walls have been reduced from 10 feet to 5 feet where 6 feet is allowed (lots 10 through 14). On the north side of Wendy Way, deviation to wall height is requested, but these retaining walls at the rear of the lots have been reduced from a maximum height of 15 feet to 12 feet. Between the residences of lots 1 through 9, wall height has been reduced to 2 to 3 feet.

Minor deviations are requested for six lots to allow lot depths varying from 79 feet to 94 feet where 95 is the minimum as allowed under a Planned Development Permit due to the site constraints. The lots meet all other standards for width and area.

Provide some sort of variation in the façade on the west side of the homes so there is not a blank wall a couple hundred feet long facing the existing neighborhood. On the back retaining wall that is apart of the units...Need to be creative here to make it presentable and more attractive in order to sell these units.

Staff Response: The commissioner was referring to the north elevations (rear) of the

homes on the north side of Wendy Way, currently lots 1 through 9. Elevating the site grades allows for a reduction in the retaining wall heights. The re-design necessitates removing a portion of the slope in order to cite the homes away from the hillside to provide for expanded rear yards and eliminate the need for these homes to be a structural part of the retaining wall. Citing the homes on lots 1 through 9 away from the slope, allow for rear yards where previously none existed and larger side yard areas. Additional window treatments and accent colors are now provided on these elevations (Reference Attachment 10, Sheet AS1.0 for model type and lot number).

Provide cross sections, longitudinal of all the walls so that we can really understand what this will look like, and the community should see it.

Staff Response: A typical wall section is provided on the Landscape Plan, Sheet 3 of 3.

What is the requirement for the home owner's association that we can assure maintenance of the park and the open space?

Staff Response: Attachment 6, Condition number 17 of the Tentative Map requires that a home owner's association be established to maintain the non-buildable easement and the pocket park.

Provide something other than chain link along the south side of the development ...something more permanent and beautiful.

Staff Response: A 3-foot high wrought iron fence is proposed on top of the maximum 7-foot high plantable retaining wall on the south side of Wendy Way. Reference Attachment 10, sheet AS2.0 for detail.

The report did not provide information on the open spaces. Provide a better explanation of the open space requirements in the PIRD.... what is it, why is there and include the long term maintenance requirement.

Staff Response: The project exceeds the open space requirements required. Each unit is required to have 1,500 square feet of usable open space excluding buildings, driveways and sidewalks, and 3,000 square feet of total open space and may include areas held in common such as areas not occupied by improvements which are landscaped or left in a natural state. The development proposes a total of 37,692 square feet of usable open space areas where 21,000 square feet is required and 74,593 square feet of total open spaces (including the non-buildable easement area) where 42,000 square feet is required. Maintenance of the pocket park and the open space easement is the responsibility of the homeowner's association. Individual home owners are responsible for maintaining yard areas and retaining walls on their lot. Reference Attachment 11 and 10a.

Look at providing some guest parking lost across the street.

Staff response: The commissioner was referring to the fact that portions of the south side

of Wendy Way is red curbed and parking is prohibited. The development provides the required number of spaces for the zone. Each residence has a double car garage and a driveway in which 2 vehicles can be parking behind the sidewalk. Twenty-eight on-street parking spaces are provided for guests within other sections of Wendy Way.

Provide a reveg/restoration plan that is acceptable for the non-buildable slope. People will be looking at it and it should meet the requirements but also be presentable.

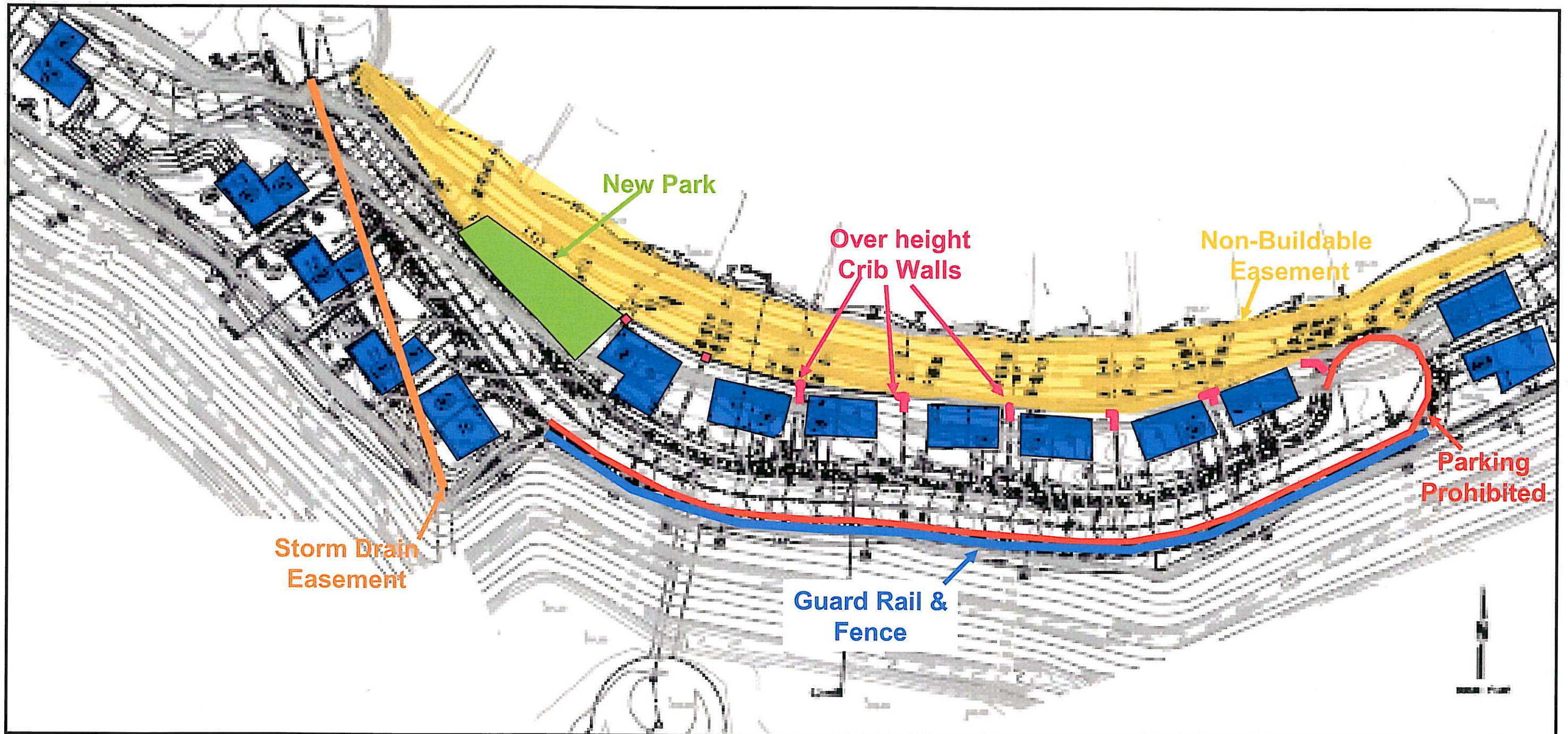
Staff Response: The existing sloped embankment on the north side of the development behind lots 1 through 9 is a manufactured slope containing eucalyptus trees, bushes and non-native grasses. This slope will be maintained by a proposed plantable crib wall ranging in height from 7 to 10 feet for the majority of the wall, with a small segment around the cul-de-sac reaching a height of 12 feet due to the existing topography. As conditioned by the permit, if vegetation is disturbed during construction, it will be replaced and enhanced as shown on the approved landscape plan.

Provide a detail on the retaining walls. Recommend that the walls be stepped down and plantable. You have one wall which could be broken up to give a softer appearance, especially on the side walls.

Staff Response: A detail of the wall is indicated on the Landscape Plan. All walls have been reduced in height with the revised project. The northerly wall at the base of the embankment is no longer a structural part of the residences. Providing horizontal separations for this northerly wall would reduce rear yard areas.

The Mitigated Negative Declaration prepared for the project analyzed potential visual impacts of the proposed retaining wall along the northerly slope. The applicant also prepared an analysis of the retaining wall with respect to height, linear feet and visibility from the public right-of-way. The proposed wall will not create a negative visual impact. As noted above, all of the walls have been reduced in height. On the south side of Wendy Way (lots 10 through 14), the proposed walls between each lot have been reduced from 10 to 5 feet. These walls are not visible from the public right-of-way as you enter the subdivision as they are located on the downward side of the street. On the north side of Wendy Way, the retaining walls between the houses (lots 1 through 9) are 2 to 3 feet in height. On the north side of Wendy Way, the northern retaining wall at the base of the slope behind each residence has been reduced in height. This retaining wall would be located behind the residences with only a portion visible from the Wendy Way public right-of-way. The walls would not be visible from off-site public views due to the difference in elevation of the surrounding neighborhoods and the placement of the homes on each lot.

Attachment 9 Project Features Map



TENTATIVE MAP DOTI POINT VIEWS

LEGAL DESCRIPTION:

PARCELS 3 AND 4 OF PARCEL MAP NO. 5043 IN THE CITY OF SAN DIEGO, STATE OF CALIFORNIA.

BENCHMARK:

JAME AVE. & WOODMAN ST., NWBP TOP OF INLET. ELEV. 322.601 M.S.L.

ASSESSOR'S PARCEL NUMBERS:

589-186-51, 589-186-52

EASEMENTS:

10' DRAINAGE EASEMENT PER MAP NO. 7024.

FLOOD NOTE:

FLOOD ZONE: ZONE "X" OUTSIDE 500 YEAR FLOOD PLAIN, FLOOD INS. RATE MAP PANEL NO. 18781, COMMUNITY MAP NO. 082295, DATED 05-19-1997.

UTILITY NOTE:

SUBSURFACE UTILITIES SHOWN HEREON ARE PLOTTED FROM RECORD INFORMATION AND MAY OR MAY NOT BE IN THE LOCATION SHOWN.

OWNER/ DEVELOPER

MIC HOMES, INC.
1500 WEST 11TH AVENUE
SUITE 24
ESCONDIDO, CA 92029
(760) 740-0885

KEVIN STEPHENS

DATE

LEGEND:

- PROPERTY LINE/TM BOUNDARY
- LOT LINE
- RIGHT OF WAY
- CENTER LINE
- EXIST. CURB
- EXIST. STORM DRAIN
- EXIST. SEWER MAIN
- EXIST. WATER MAIN
- POWER POLE
- EXIST. FENCE
- EXIST. SPOT ELEVATION
- EXIST. INDEX CONTOUR
- EXIST. INTERMEDIATE CONTOUR
- SEWER MANHOLE
- SEWER MAIN
- SEWER LATERAL W/C.O.
- WATER MAIN
- WATER METER
- FLOW DIRECTION
- PAV. ELEVATION
- CUT/FILL SLOPE (2:1 MAX.)
- PROP. INDEX CONTOUR
- PROP. INTERMEDIATE CONTOUR
- PROP. STORM DRAIN
- RETAINING WALL
- HEIGHT OF WALL
- TYPE "B" DRAINAGE DITCH
- CURB AND GUTTER
- SIDEWALK
- DRIVEWAY
- NO PARKING MARK WITH RED CURB
- GUARDRAIL

ABBREVIATIONS:

- BC BEGINNING OF CURVE
- BW BOTTOM OF WALL
- CONC CONCRETE
- DI DRAIN INLET
- EC END OF CURVE
- EXIST EXISTING
- FC FACE OF CURB
- PI POINT OF INTERSECTION
- PVC POLYVINYL CHLORIDE
- SMH SEWER MANHOLE
- TW TOP OF WALL

TENTATIVE MAP NO. 99-0658

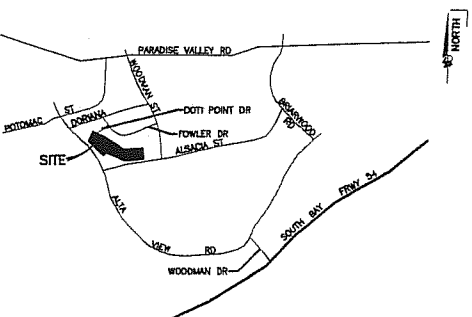
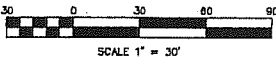
DEVELOPMENT SUMMARY FORM

1. SUMMARY OF REQUEST
2. STREET ADDRESS
3. SITE AREA
4. DENSITY (RESIDENTIAL)
5. YARD/SETBACK
6. PARKING CRITERIA
7. USES
8. NO. OF PROPOSED LOTS
9. LAMBERT COORDINATES

OPEN SPACE/USABLE OPEN SPACE TABLE

LOT	LOT AREA	OPEN SPACE PER LOT	USABLE OPEN SPACE PER LOT	COMMON OPEN SPACE	TOTAL USABLE OPEN SPACE
1	5,378.5	2,333.5	0	2,333.5	2,333.5
2	6,914.3	3,156.7	1,847.7	0	1,847.7
3	6,329.0	4,722.0	1,847.5	0	1,847.5
4	6,135.2	4,494.0	1,987.8	0	1,987.8
5	6,772.9	3,063.7	2,228.6	0	2,228.6
6	6,022.8	4,891.2	1,678.3	0	1,678.3
7	6,845.3	5,218.6	1,815.3	0	1,815.3
8	6,881.9	5,230.6	2,088.6	0	2,088.6
9	6,813.5	5,191.0	2,104.7	0	2,104.7
10	6,004.3	4,383.1	1,801.4	0	1,801.4
11	6,034.6	4,254.3	2,772.0	0	2,772.0
12	6,580.9	4,873.9	2,920.2	0	2,920.2
13	6,683.6	7,883.0	3,622.6	0	3,622.6
14	5,129.5	10,383.0	6,412.2	0	6,412.2
TOTAL	100,924.2	75,692.7	35,492.5	0	35,492.5

SEWER NOTE:
SEE SEWER STUDY DATED 6-27-07. APPROVED BY CITY ENGINEER ON SEPT. 17, 2007.
WATER NOTE:
THE EXISTING WATER MAIN IN DOTI POINT DR. WILL BE REPLACED WITH AN 8" PVC MAIN.
ALL PROPOSED IMPROVEMENTS WILL BE IN ACCORDANCE WITH CITY STANDARDS.



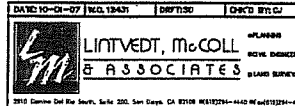
VICINITY MAP

NOT TO SCALE

Prepared By: LINTVEDT, McCOLL & ASSOCIATES
Name: LINTVEDT, McCOLL & ASSOCIATES
Address: 2818 CAMINO DEL RIO SO., STE. 200, SAN DIEGO, CA 92108
Phone: (619) 294-4440
Project Address: X
Project Name: TENTATIVE MAP NO. 99-0658
DOTI POINT VIEWS
Sheet Title: TENTATIVE MAP
Original Date: _____
Sheet: 1 of 1
DEP#:

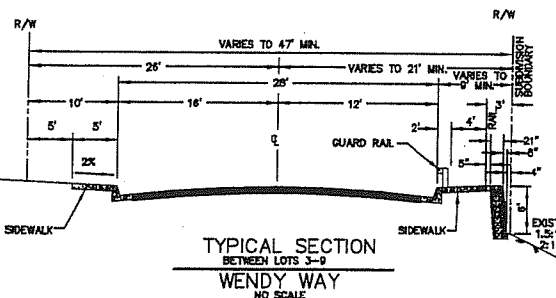


PATRICIA M. MCCOLL
ENGINEER OF WORK

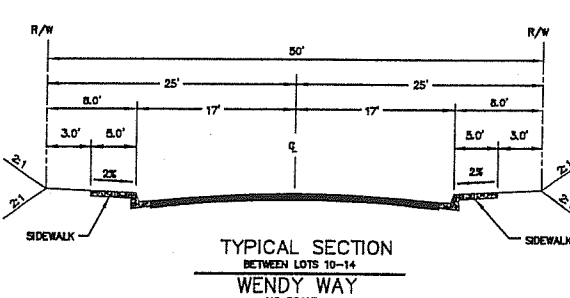


2818 Camino Del Rio South, Suite 200, San Diego, CA 92108 (619) 294-4440 FAX (619) 294-4442

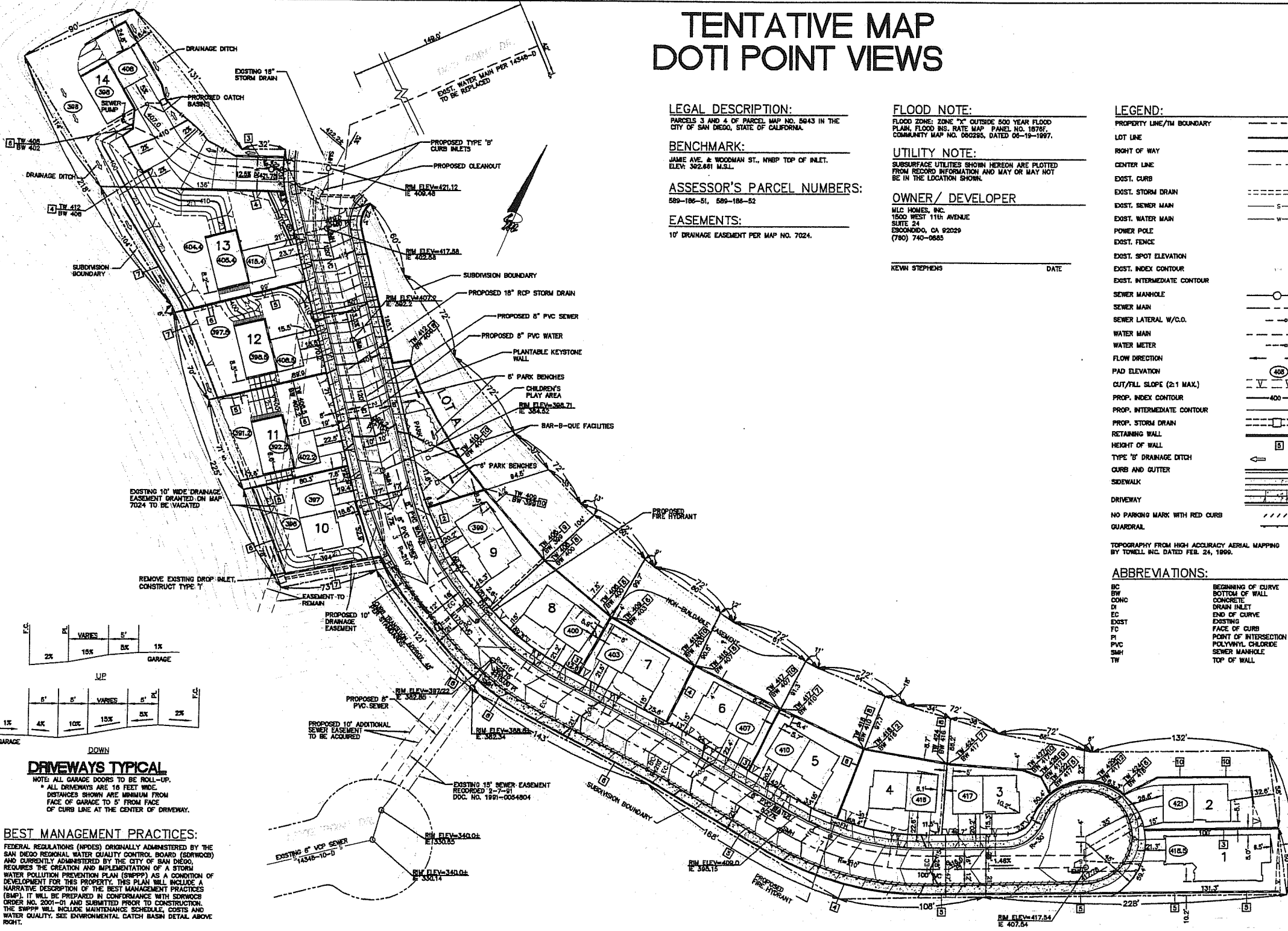
PRELIMINARY
NOT FOR CONSTRUCTION



TYPICAL SECTION
BETWEEN LOTS 3-9
WENDY WAY
NO SCALE



TYPICAL SECTION
BETWEEN LOTS 10-14
WENDY WAY
NO SCALE



DRIVEWAYS TYPICAL
NOTE: ALL GARAGE DOORS TO BE ROLL-UP.
* ALL DRIVEWAYS ARE 16 FEET WIDE.
DISTANCES SHOWN ARE MINIMUM FROM FACE OF GARAGE TO 5' FROM FACE OF CURB LINE AT THE CENTER OF DRIVEWAY.

BEST MANAGEMENT PRACTICES:

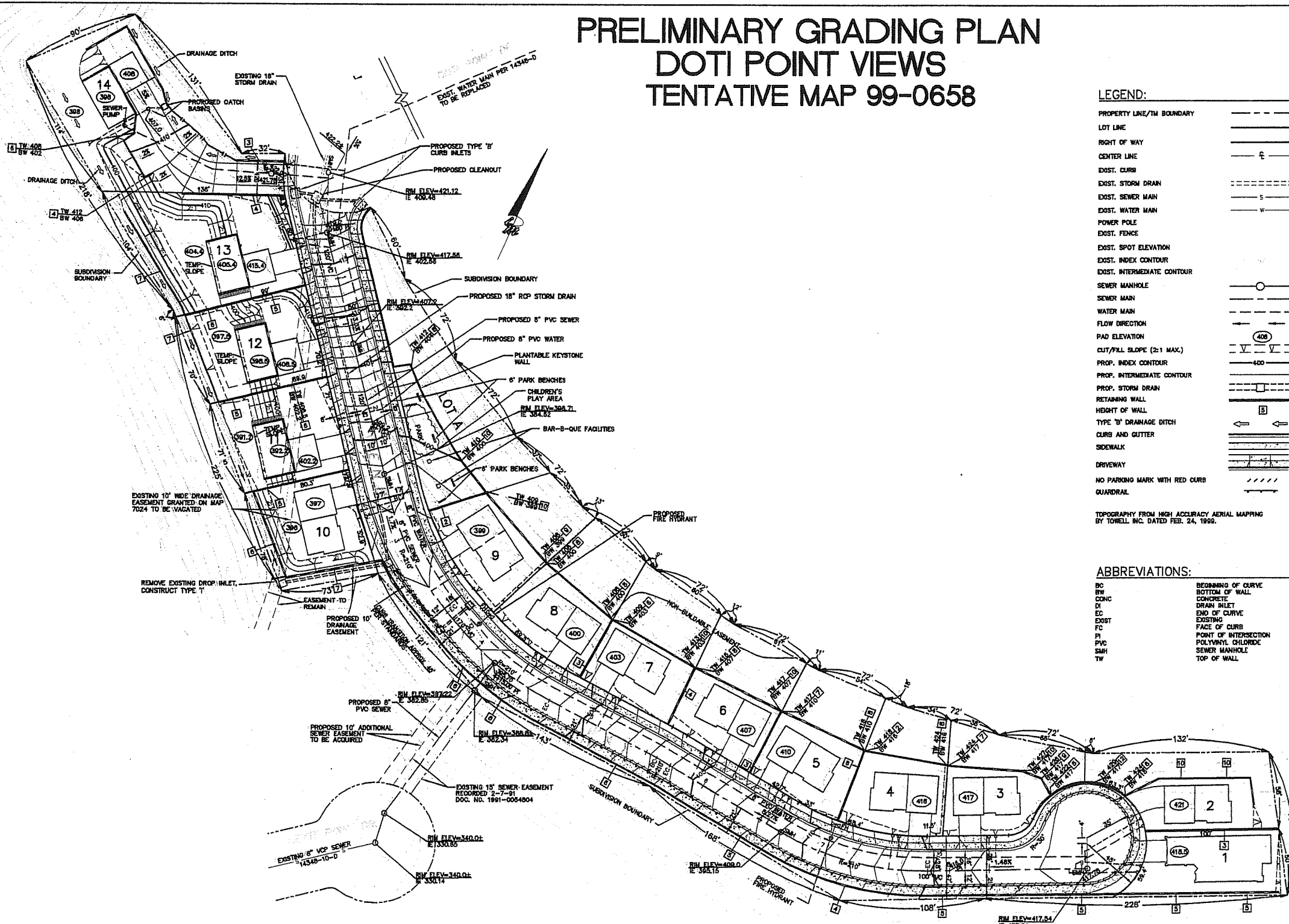
FEDERAL REGULATIONS (NPDES) ORIGINALLY ADMINISTERED BY THE SAN DIEGO REGIONAL WATER QUALITY CONTROL BOARD (SRWQCB) AND CURRENTLY ADMINISTERED BY THE CITY OF SAN DIEGO, REQUIRES THE CREATION AND IMPLEMENTATION OF A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AS A CONDITION OF DEVELOPMENT FOR THIS PROPERTY. THIS PLAN WILL INCLUDE A NARRATIVE DESCRIPTION OF THE BEST MANAGEMENT PRACTICES (BMP). IT WILL BE PREPARED IN CONFORMANCE WITH SDWQCB ORDER NO. 2001-01 AND SUBMITTED PRIOR TO CONSTRUCTION. THE SWPPP WILL INCLUDE MAINTENANCE SCHEDULE, COSTS AND WATER QUALITY. SEE ENVIRONMENTAL CATCH BASIN DETAIL ABOVE RIGHT.

LANDSCAPE NOTES:























MINIMUM 24-INCH BOX SIZE STREET TREES SHALL BE INSTALLED WITHIN TEN FEET OF THE FACE OF CURB AND IN OPENINGS HAVING A MINIMUM 40 SQUARE FEET OF AIR AND WATER-PERMEABLE AREA.
ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE CITY OF SAN DIEGO LANDSCAPE STANDARDS AND ALL REGIONAL STANDARDS FOR LANDSCAPE INSTALLATION AND MAINTENANCE.

UTILITY	DWG NO.	COMMENTS
WATER	14348-6-D	CITY OF SAN DIEGO MAIN IN DOTI POINT DRIVE
SEWER	14348-10-D	CITY OF SAN DIEGO, GRAVITY MAIN TO LEYTE POINT DRIVE
DRAINAGE	14348-11-D	CITY OF SAN DIEGO D SHEET
GAS		SAN DIEGO GAS & ELECTRIC
ELECTRIC		SAN DIEGO GAS & ELECTRIC
CABLE		PACIFIC BELL
TELE		

PRELIMINARY GRADING PLAN DOTI POINT VIEWS TENTATIVE MAP 99-0658



LEGEND:

PROPERTY LINE/TM BOUNDARY	
LOT LINE	
RIGHT OF WAY	
CENTER LINE	
EXIST. CURB	
EXIST. STORM DRAIN	
EXIST. SEWER MAIN	
EXIST. WATER MAIN	
POWER POLE	
EXIST. FENCE	
EXIST. SPOT ELEVATION	
EXIST. INDEX CONTOUR	
EXIST. INTERMEDIATE CONTOUR	
SEWER MANHOLE	
SEWER MAIN	
WATER MAIN	
FLOW DIRECTION	
PAID ELEVATION	
CUT/FILL SLOPE (≥1 MAX.)	
PROP. INDEX CONTOUR	
PROP. INTERMEDIATE CONTOUR	
PROP. STORM DRAIN	
RETAINING WALL	
HEIGHT OF WALL	
TYPE "B" DRAINAGE DITCH	
CURB AND GUTTER	
SIDEWALK	
DRIVEWAY	
NO PARKING MARK WITH RED CURB	
QUADRANT	

TOPOGRAPHY FROM HIGH ACCURACY AERIAL MAPPING
BY TOWELL INC. DATED FEB. 24, 1999.

ABBREVIATIONS:

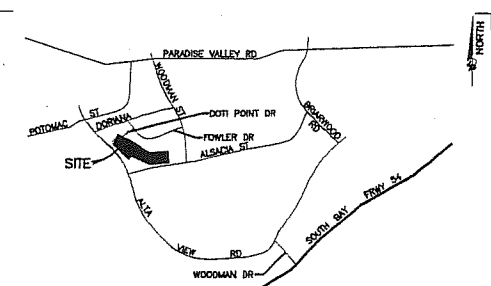
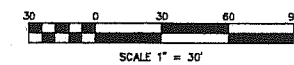
BO	BEGINNING OF CURVE
BW	BOTTOM OF WALL
CONC	CONCRETE
DI	DRAIN INLET
EC	END OF CURVE
EXIST	EXISTING
FC	FACE OF CURB
PI	POINT OF INTERSECTION
PVC	POLYVINYL CHLORIDE
SMH	SEWER MANHOLE
TW	TOP OF WALL

GRADING TABULATION:

TOTAL AMOUNT OF SITE TO BE GRADED: 2.7 ACRES
TOTAL AREA: 3.84 ACRES
PERCENT GRADED: 74%
MAXIMUM CUT SLOPE: 2:1 MAXIMUM FILL SLOPE: 2:1
CUT 2000 CY MAX. HEIGHT 11 FEET
FILL 27150 CY MAX. HEIGHT 20 FEET
IMPORT 25150 CY

RETAINING WALLS:

TOTAL LENGTH: 2900 LF
MAXIMUM HEIGHT: 12' (VARIES 2'-12')



VICINITY MAP
NOT TO SCALE

Prepared By:
Name: LINTVEDT, McCOLL & ASSOCIATES

Address: 2810 CAMINO DEL RIO SQ., STE. 200
SAN DIEGO, CA 92106

Phone # (519) 294-4440

Project Address:

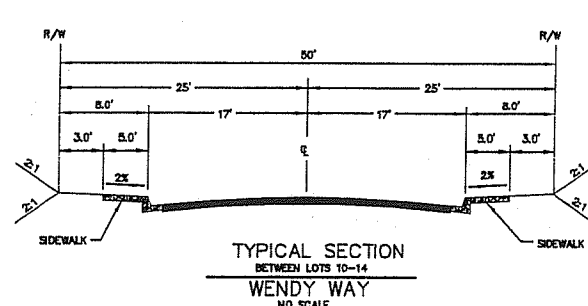
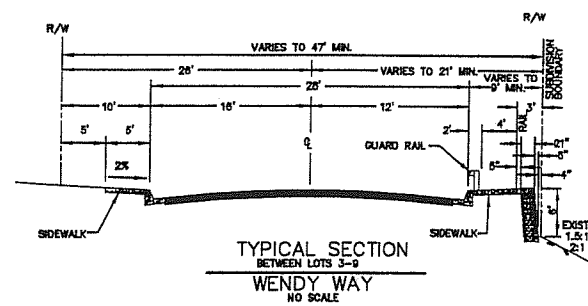
Drinking Water

Project Name: TENTATIVE
NOT FOR

Shoot Title: PRELIMINARY

Revision 14: _____
Revision 13: _____
Revision 12: _____
Revision 11: _____
Revision 10: _____
Revision 9: _____
Revision 8: _____
Revision 7: _____
Revision 6: _____
Revision 5: _____
Revision 4: _____
Revision 3: _____
Revision 2: _____
Revision 1: _____

Original Date: _____
Sheet 1 of 1
DEP# _____



PRELIMINARY
NOT FOR CONSTRUCTION




PATRICIA M. McCOLL
ENGINEER OF WORK

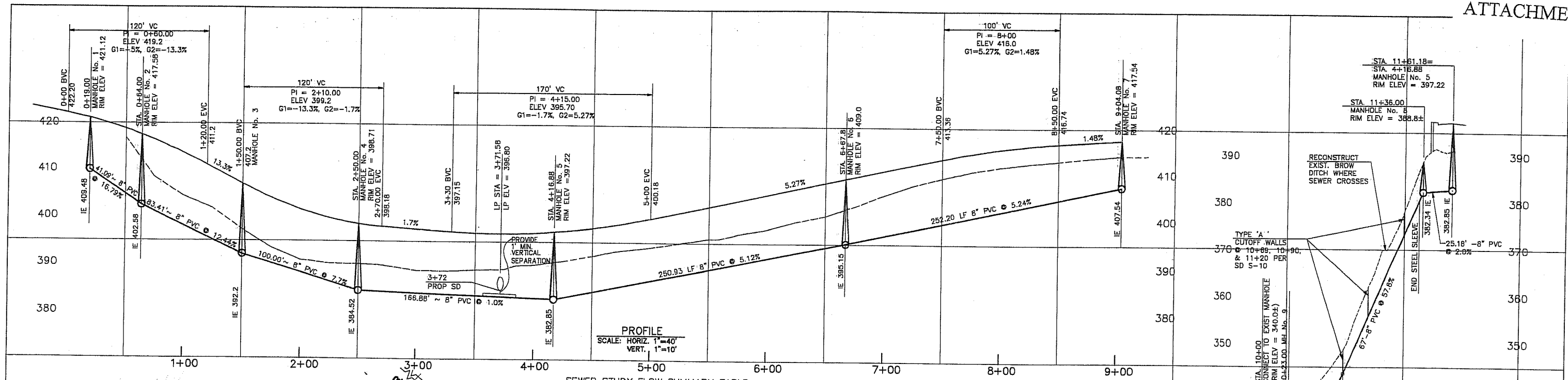
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DATE: 02-18-07	WFO: 12431	DRFT: 30	CHK'D BY: CJ
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LINTVEDT, McCOLL


J. J. & ASSOCIATES
BLAND KATZ

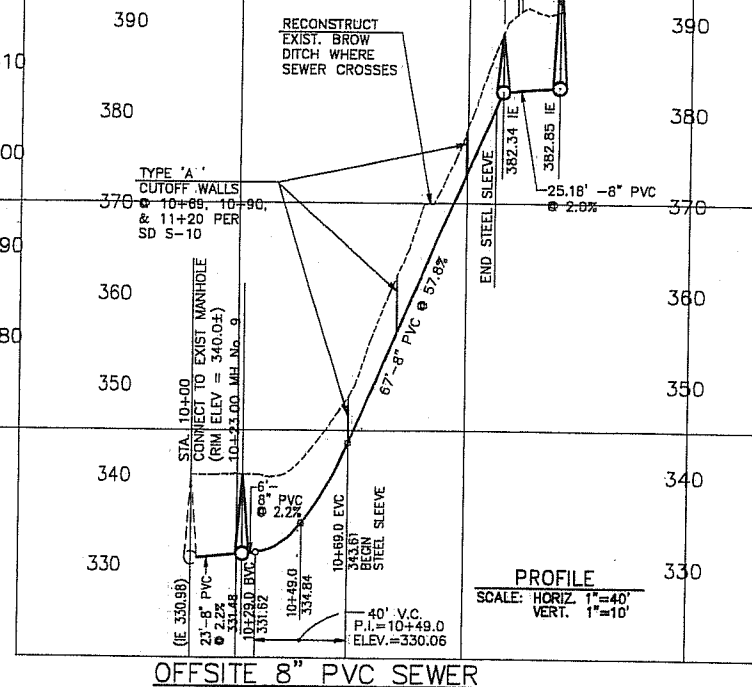
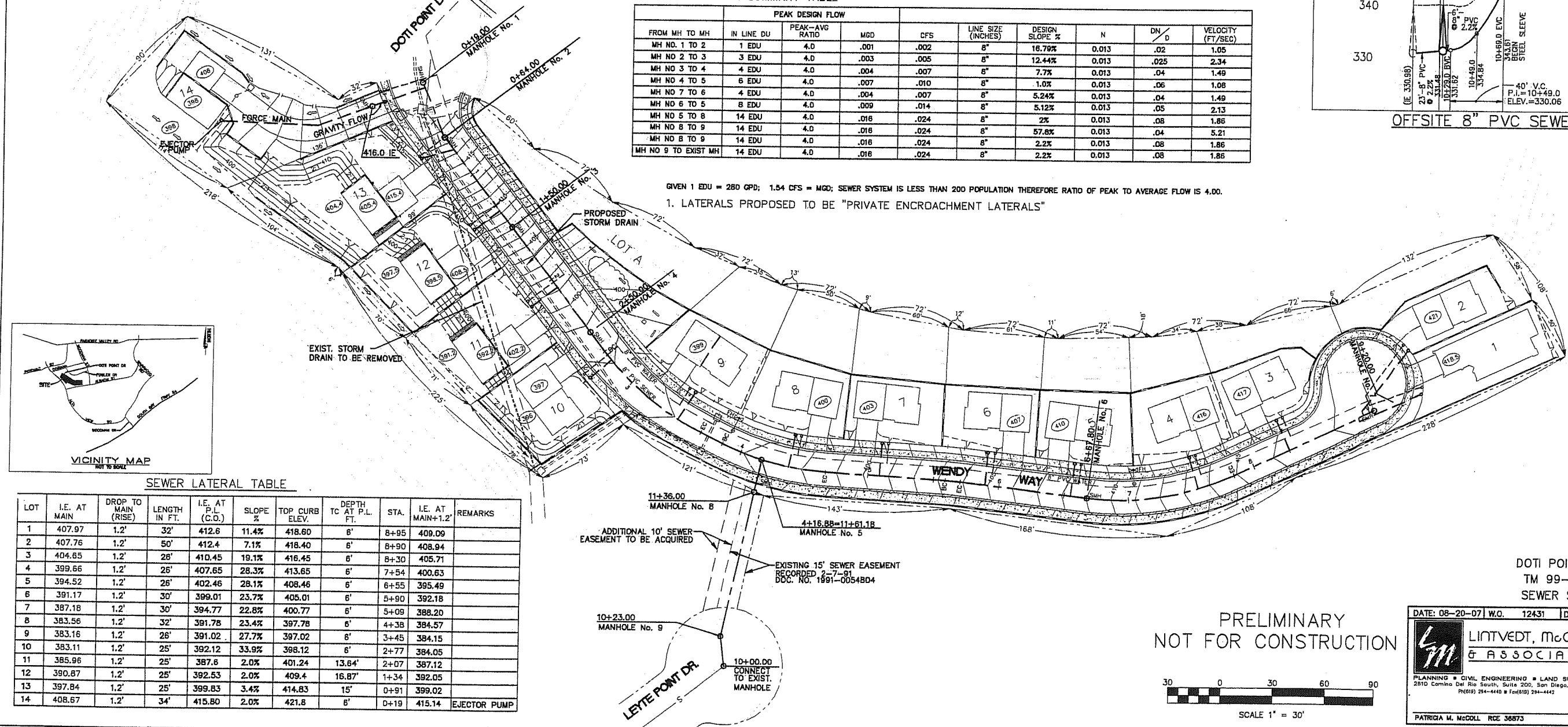
2010 Centre Del Rio Soc'y, Suite 200, San Diego, CA 92108 858/57296-4442 info@idp.org



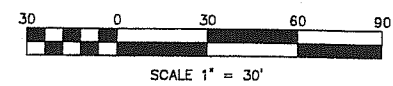
SEWER STUDY FLOW SUMMARY TABLE

FROM MH TO MH	IN LINE DU	PEAK DESIGN FLOW		CFS	LINE SIZE (INCHES)	DESIGN SLOPE %	N	DN/D	VELOCITY (FT/SEC)
		PEAK-AVG RATIO	MGD						
MH NO. 1 TO 2	1 EDU	4.0	.001	.002	8"	16.79%	0.013	.02	1.05
MH NO. 2 TO 3	3 EDU	4.0	.003	.005	8"	12.44%	0.013	.025	2.34
MH NO. 3 TO 4	4 EDU	4.0	.004	.007	8"	7.7%	0.013	.04	1.49
MH NO. 4 TO 5	6 EDU	4.0	.007	.010	8"	1.0%	0.013	.06	1.08
MH NO. 5 TO 6	4 EDU	4.0	.004	.007	8"	5.24%	0.013	.04	1.49
MH NO. 6 TO 7	8 EDU	4.0	.009	.014	8"	5.12%	0.013	.05	2.13
MH NO. 7 TO 8	14 EDU	4.0	.016	.024	8"	2%	0.013	.08	1.85
MH NO. 8 TO 9	14 EDU	4.0	.016	.024	8"	57.8%	0.013	.04	5.21
MH NO. 9 TO EXIST MH	14 EDU	4.0	.016	.024	8"	2.2%	0.013	.08	1.85

GIVEN 1 EDU = 280 GPD; 1.54 CFS = MGD; SEWER SYSTEM IS LESS THAN 200 POPULATION THEREFORE RATIO OF PEAK TO AVERAGE FLOW IS 4.00.
1. LATERALS PROPOSED TO BE "PRIVATE ENCROACHMENT LATERALS"



PRELIMINARY
NOT FOR CONSTRUCTION



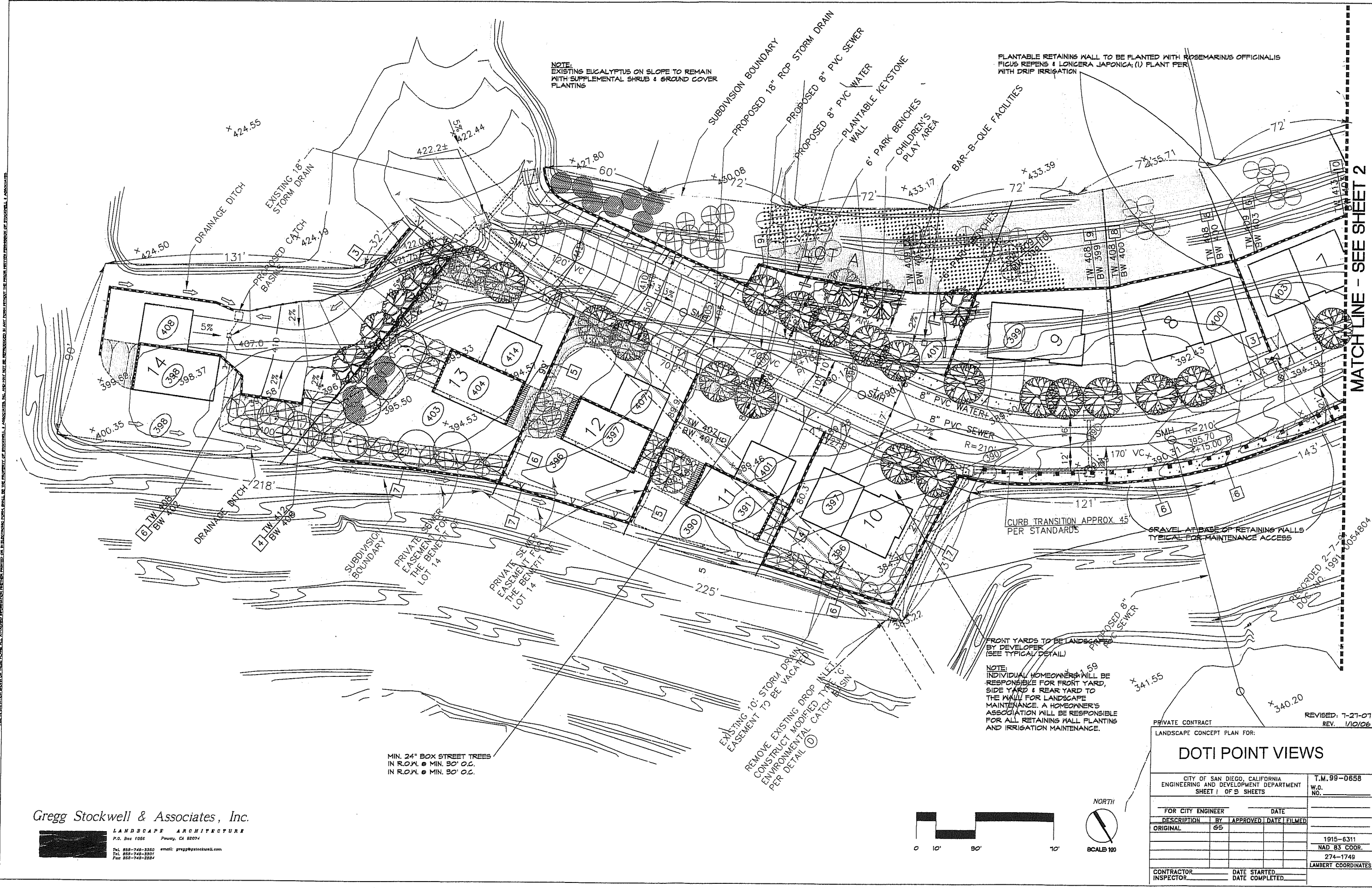
DOTI POINT VIEWS
TM 99-0658
SEWER STUDY

DATE: 08-20-07 W.O. 12431 DR: AJ CHK: CJ DES: AJ

LINTVET, McCOLL & ASSOCIATES
PLANNING • CIVIL ENGINEERING • LAND SURVEYING
2810 Camino Del Rio South, Suite 200, San Diego, CA 92108
P(619) 294-4440 F(619) 294-4442

PATRICIA M. McCOLL RCE 36873
DATE

REGISTERED PROFESSIONAL ENGINEER
PATRICIA M. McCOLL
No. 36873
Exp. 6-30-2008
CIVIL
STATE OF CALIFORNIA



MATCH LINE - SEE SHEET 2

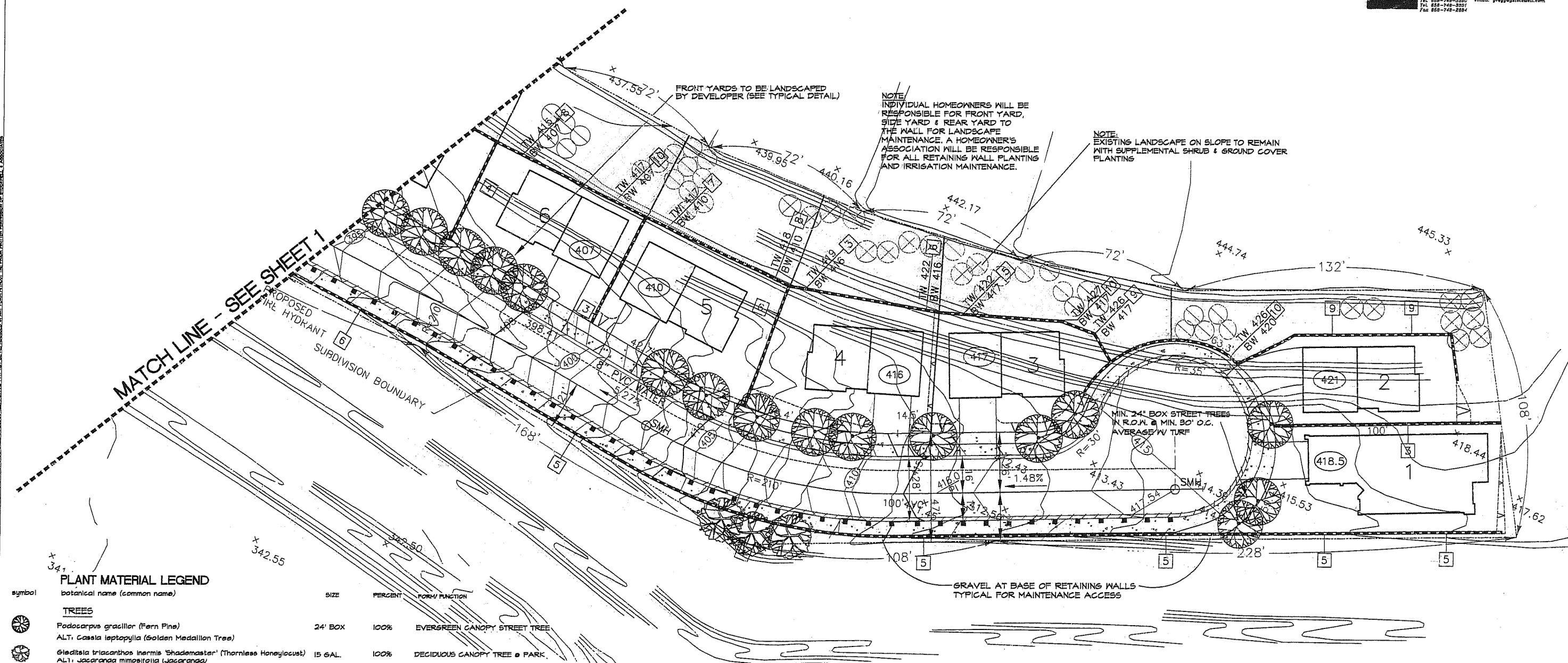
Gregg Stockwell & Associates, Inc.

LANDSCAPE ARCHITECTURE
P.O. Box 1056 Poway, CA 92074
Tel. 619-748-3360 email: gregg@stockwell.com
Tel. 619-748-3301
Fax 619-748-2884

Gregg Stockwell & Associates, Inc.

LANDSCAPE ARCHITECTURE

P.O. Box 1066 Palmdale, CA 93550

Tel: 805-748-2850 Fax: 805-748-2854
email: gregg@stockwell.com

PLANT MATERIAL LEGEND

symbol	botanical name (common name)	SIZE	PERCENT	FORM/FUNCTION
TREES				
	Podocarpus gracillior (Fern Pine)	24" BOX	100%	EVERGREEN CANOPY STREET TREE
	ALT: Cassia leptophylla (Golden Medallion Tree)			
	Gleditsia triacanthos inermis 'Shademaster' (Thornless Honeylocust)	15 GAL.	100%	DECIDUOUS CANOPY TREE & PARK
	ALT: Jacaranda mimosifolia (Jacaranda)			
SHRUBS				
	Myoporum 'Pacificum' (Myoporum)	15 GAL.	100%	EVERGREEN SLOPE EROSION CONTROL
	Melaleuca nesophila (Pink Melaleuca)	15 GAL.	100%	EVERGREEN SLOPE EROSION CONTROL
	Prunus lyonii (Catalina Cherry)	15 GAL.	100%	EVERGREEN SLOPE EROSION CONTROL
	Bougainvillea 'San Diego Red' (Bougainvillea)	15 GAL.	100%	EVERGREEN SLOPE EROSION CONTROL

VINES FOR PLANTABLE RETAINING WALLS

Ficus repens (Fig Vine)	1 gal.	33%	EVERGREEN VINE FOR FAST COVER
Lonicera japonica (Japanese Honeysuckle)	1 gal.	33%	EVERGREEN VINE FOR FAST COVER
Rosemarinus officinalis 'Prostrata' (Rosemary)	1 gal.	33%	EVERGREEN VINE FOR FAST COVER

GROUND COVERS

Gazania 'Mitsuna' (Gazania) from flats @ 12" O.C.

Myoporum parvifolium 'Putah Creek' (Myoporum) from flats @ 12" O.C.

Hydroseed Mix (NON-IRRIGATED MIX FOR PADS)

* IN THE EVENT CONSTRUCTION DOES NOT COMMENCE WITHIN 30 DAYS

	application rate (lbs/Ac.)	Purity/Germination
Atriplex semibaccata (Australian Saltbush)	4	15/50
Artemisia californica (Calif. Sagebrush)	6	40/60
Lotus maculatus (N.G.N.)	6	40/60
Eschscholzia californica (Calif. Poppy)	4	40/75
Trifolium fragiferum (O'Connor's Legume)	3	40/85
Eriogonum fasciculatum (Calif. Buckwheat)	5	10/65
	28	

MINIMUM TREE SEPARATION DISTANCE:
IMPROVEMENT/ MINIMUM DISTANCE TO STREET TREE

TRAFFIC SIGNALS (STOP SIGN): 10'

UNDERGROUND UTILITY LINES: 5'

ABOVE GROUND UTILITY STRUCTURES: 10'

DRIVEWAY ENTRIES: 10'

INTERSECTIONS (INTERSECTING CURB LINES): 25'

DESIGN STATEMENT

THE DESIGN APPROACH IS TO PROVIDE A LANDSCAPE CHARACTER THAT BLENDS WITH THE SURROUNDING NEIGHBORHOOD LANDSCAPES. STREET TREES HAVE BEEN COORDINATED WITH UTILITY LATERALS FOR THE MAXIMUM TREES POSSIBLE. THE PLANTABLE RETAINING WALLS WILL BE PLANTED WITH (8) SPECIES OF VINES (PLANTED IN GROUPINGS) TO GIVE A VARIETY OF SCREENING, BREAKING UP THE LINEAR NATURE OF THE WALLS.

STREET TREE CALCULATIONS

PRIVATE CONTRACT REVISED: 7-27-07
LANDSCAPE CONCEPT PLAN FOR: REV. 1/10/06

DOTI POINT VIEWS

CITY OF SAN DIEGO, CALIFORNIA T.M.99-0658
ENGINEERING AND DEVELOPMENT DEPARTMENT W.O. NO.
SHEET 2 OF 3 SHEETS

FOR CITY ENGINEER	DATE
DESCRIPTION BY APPROVED DATE FILMED	
ORIGINAL 65	
	1915-6311
	NAD 83 COOR.
	274-1749
	LAMBERT COORDINATES
CONTRACTOR INSPECTOR	DATE STARTED DATE COMPLETED



SCALE: 1/20

Gregg Stockwell & Associates, Inc.

LANDSCAPE ARCHITECTURE
P.O. Box 1056
Pawsey, CA 92074
Tel: 658-748-2880 Fax: 658-748-2884
email: gregg@stockwell.com

LANDSCAPE + IRRIGATION NOTES

1. ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.
2. ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE OWNER. ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS, LITTER AND WEEDS. PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.
3. ALL PLANT MATERIAL SHALL BE CONTROLLED BY PRUNING, TRIMMING AND REMOVAL OF DEAD OR DYING PLANT MATERIAL AND OTHER APPROVED METHODS. PLANT MATERIAL SHALL BE MAINTAINED TO PREVENT INTRUSION INTO FIRE LANES, PEDESTRIAN OR VEHICULAR LANES, ADJACENT PROPERTIES AND VISUAL SIGHT DISTANCE ZONES AT STREET CORNERS AND SITE ENTRY ACCESS AND EGRESS LOCATIONS.
4. TREES PLANTED WITHIN 5' OF ANY HARDSCAPE SHALL BE INSTALLED WITH A ROOT CONTROL BARRIER MIN. 36" DEEP RUNNING ALONG EDGE OF PAVING FOR 10 L.F. PER TREE. DO NOT ENCIRCLE ROOTBALL WITH BARRIER.
5. SEE LEGEND FOR SPECIFIC PLANT MATERIAL SPECIES, SIZES & NOTES.
6. AN IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED FOR PROPER IRRIGATION, DEVELOPMENT AND MAINTENANCE OF THE VEGETATION. THE DESIGN OF THE SYSTEM SHALL PROVIDE FOR ADEQUATE SUPPORT FOR THE VEGETATION SELECTED.
7. THE PERMITTEE OR SUBSEQUENT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL STREET TREES AND LANDSCAPE IMPROVEMENTS (RIGHTS-OF-WAY AND MEDIAN LANDSCAPING) CONSISTENT WITH THE LANDSCAPE STANDARDS UNLESS LONG-TERM MAINTENANCE OF STREET TREES, RIGHTS-OF-WAY AND MEDIAN LANDSCAPING WILL BE THE RESPONSIBILITY OF A LANDSCAPE MAINTENANCE DISTRICT OR OTHER APPROVED ENTITY. IN THIS CASE, A LANDSCAPE MAINTENANCE AGREEMENT SHALL BE SUBMITTED FOR REVIEW BY A LANDSCAPE PLANNER.
8. IRRIGATION PLACEMENT AND SCHEDULING SHALL BE APPROPRIATELY TIMED TO ELIMINATE OVERSPRAY AND OVER WATERING RUNOFF FROM DISCHARGING TO THE STORM DRAIN SYSTEM.

TYPICAL FRONT YARD

PLANT MATERIAL LEGEND

symbol	botanical name (common name)	SIZE	PERCENT	FORM/FUNCTION
TREES & SHRUBS				
	Podocarpus gracillior (Fern Pine)	24" BOX	100%	EVERGREEN CANOPY STREET TREE
	Myoporum 'Facilium' (Myoporum)	15 GAL.	100%	EVERGREEN SLOPE EROSION CONTROL
	Hemerocallis hybrid (Day Lily)	5 GAL.	100%	EVERGREEN ACCENT COLOR

GROUND COVERS

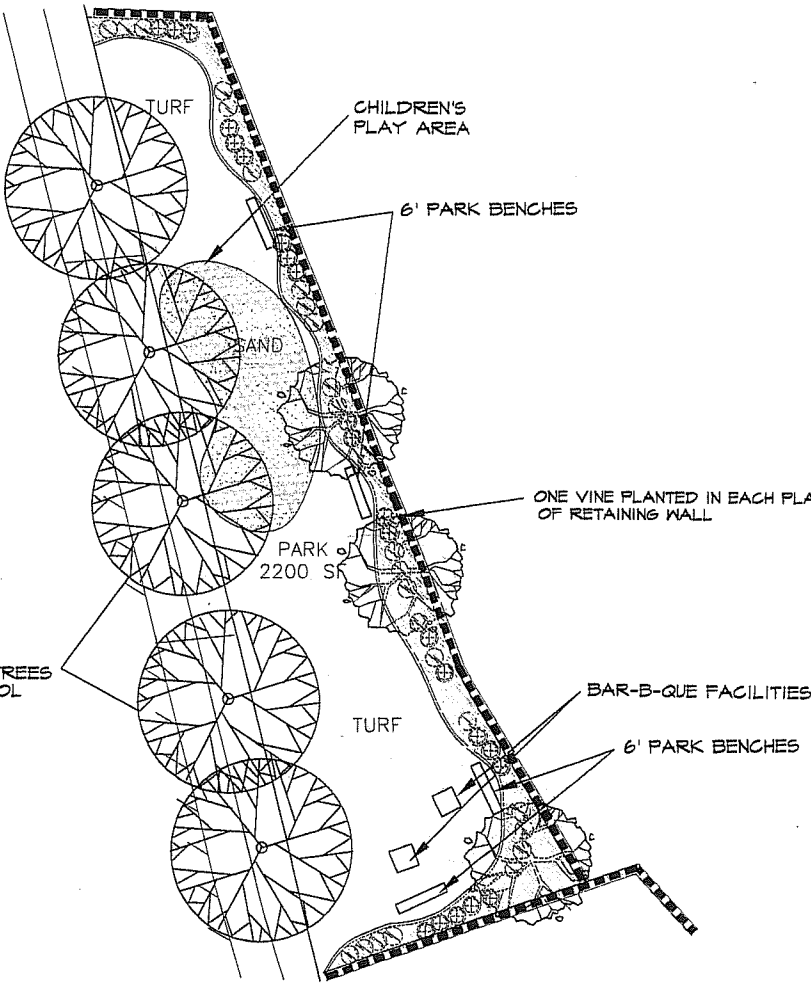
	Saxania 'Mitsuna' (Saxania) from flats @ 12" O.C.
	Myoporum parvifolium 'Putah Creek' (Myoporum) from flats @ 12" O.C.

Hydroseed Mix (NON-IRRIGATED MIX FOR PADS)

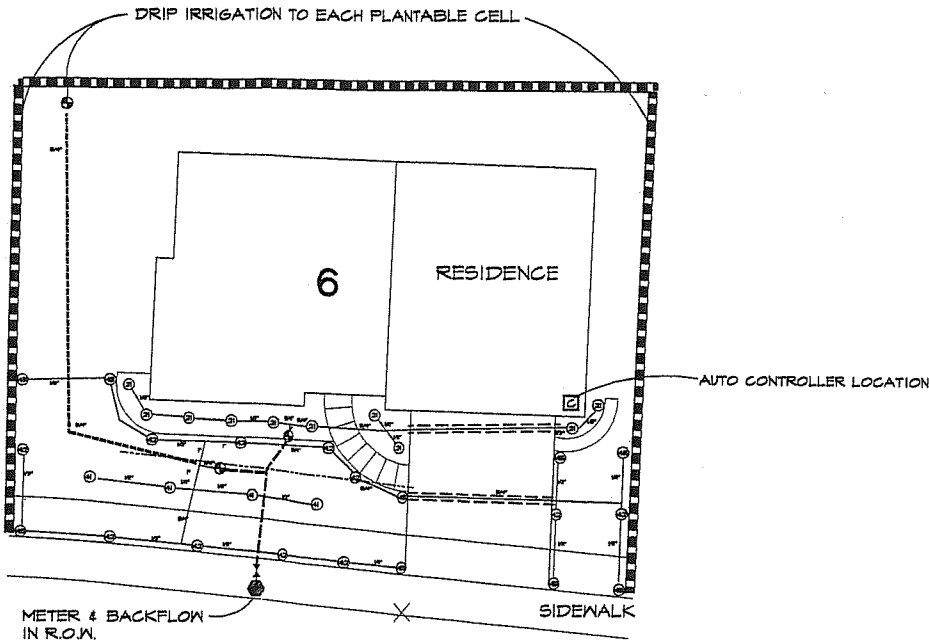
	application rate (lbs/AC.)	Purity/Germination
Atriplex semibaccata (Australian Saltbush)	4	15/50
Artemisia californica (Calif. Sagebrush)	6	40/80
Lotus maculatus (N.C.N.)	6	40/80
Eschscholzia californica (Calif. Poppy)	4	45/75
Trifolium fragiferum (O'Conner's Legume)	3	40/85
Eriogonum fasciculatum (Calif. Buckwheat)	5	10/65
	28	

NOTES

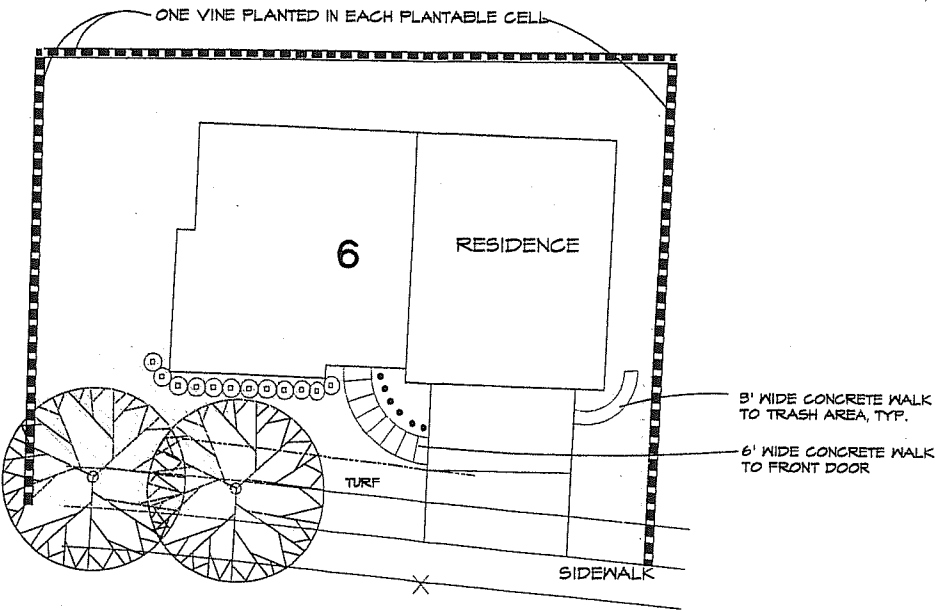
1. SOIL FROM PLANTING SHALL BE REMOVED FROM HARDSCAPING AREAS USING DRY METHODS (SWEEPING AND VACUUMING) OF CLEANING.
2. FERTILIZERS USED DURING PLANTING AND FUTURE MAINTENANCE SHALL BE APPLIED ACCORDING TO THE MANUFACTURE'S REQUIREMENTS. ANY UNUSED PORTION SHALL BE DISPOSED AS SPECIFIED IN THE LABEL INSTRUCTIONS.
3. WATER USED DURING PLANTING ACTIVITIES SHALL NOT DISCHARGE FROM THE SITE INTO THE STREET, GUTTER, AND STORM DRAIN SYSTEM.
4. PESTICIDE AND HERBICIDE APPLICATIONS SHALL BE ACCORDING TO MANUFACTURE'S REQUIREMENTS. ANY UNUSED PORTION SHALL BE DISPOSED AS SPECIFIED IN THE LABEL INSTRUCTIONS.
5. VEGETATED AREAS SHALL BE KEPT FREE OF TRASH AND DEBRIS.
6. MAINTENANCE DEBRIS FROM VEGETATION AREAS SHALL BE DISPOSED AS SOLID WASTE UNLESS IT IS MULCHED.



PROPOSED PARK AREA
SCALE: 1"= 10'



TYP. SINGLE FAMILY LOT IRRIGATION
SCALE: 1"= 10'



TYP. SINGLE FAMILY LOT PLANTING
SCALE: 1"= 10'

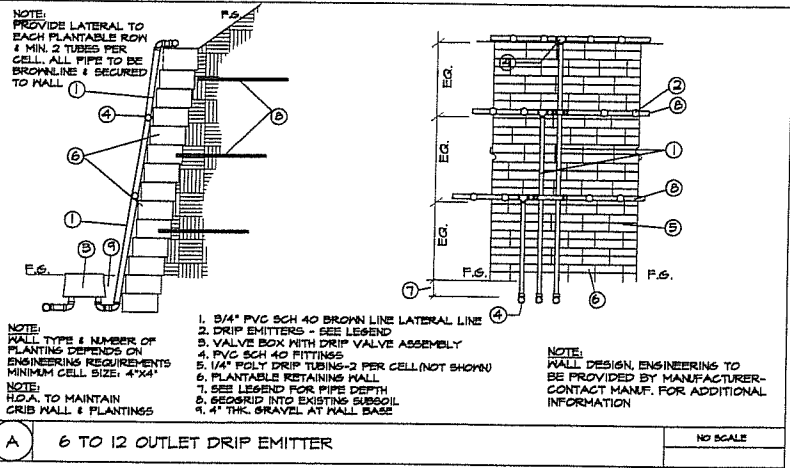
NOTE:
INDIVIDUAL HOMEOWNERS WILL BE RESPONSIBLE FOR FRONT YARD, SIDE YARD & REAR YARD TO THE WALL FOR LANDSCAPE MAINTENANCE. A HOMEOWNER'S ASSOCIATION WILL BE RESPONSIBLE FOR ALL RETAINING WALL PLANTING AND IRRIGATION MAINTENANCE.

REVISED: 7-27-07
REVISED: 1-10-06
REVISED: 2-13-04

PRIVATE CONTRACT
LANDSCAPE CONCEPT PLAN FOR:

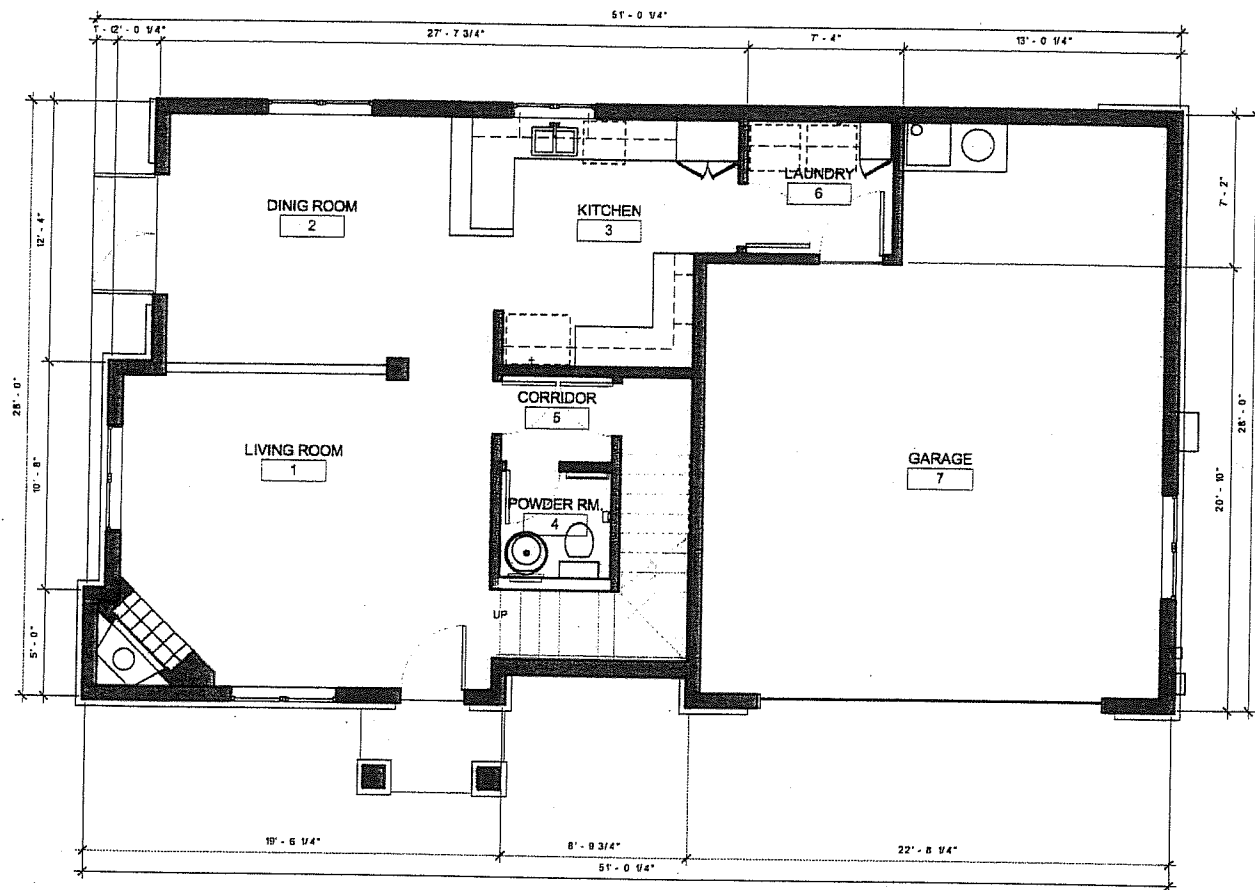
DOTI POINT VIEWS

CITY OF SAN DIEGO, CALIFORNIA ENGINEERING AND DEVELOPMENT DEPARTMENT SHEET 5 OF 5 SHEETS		T.M. 99-0658 W.O. NO.
FOR CITY ENGINEER	DATE	
DESCRIPTION	BY	APPROVED DATE FILMED
ORIGINAL	GS	
CONTRACTOR	DATE STARTED	
INSPECTOR	DATE COMPLETED	



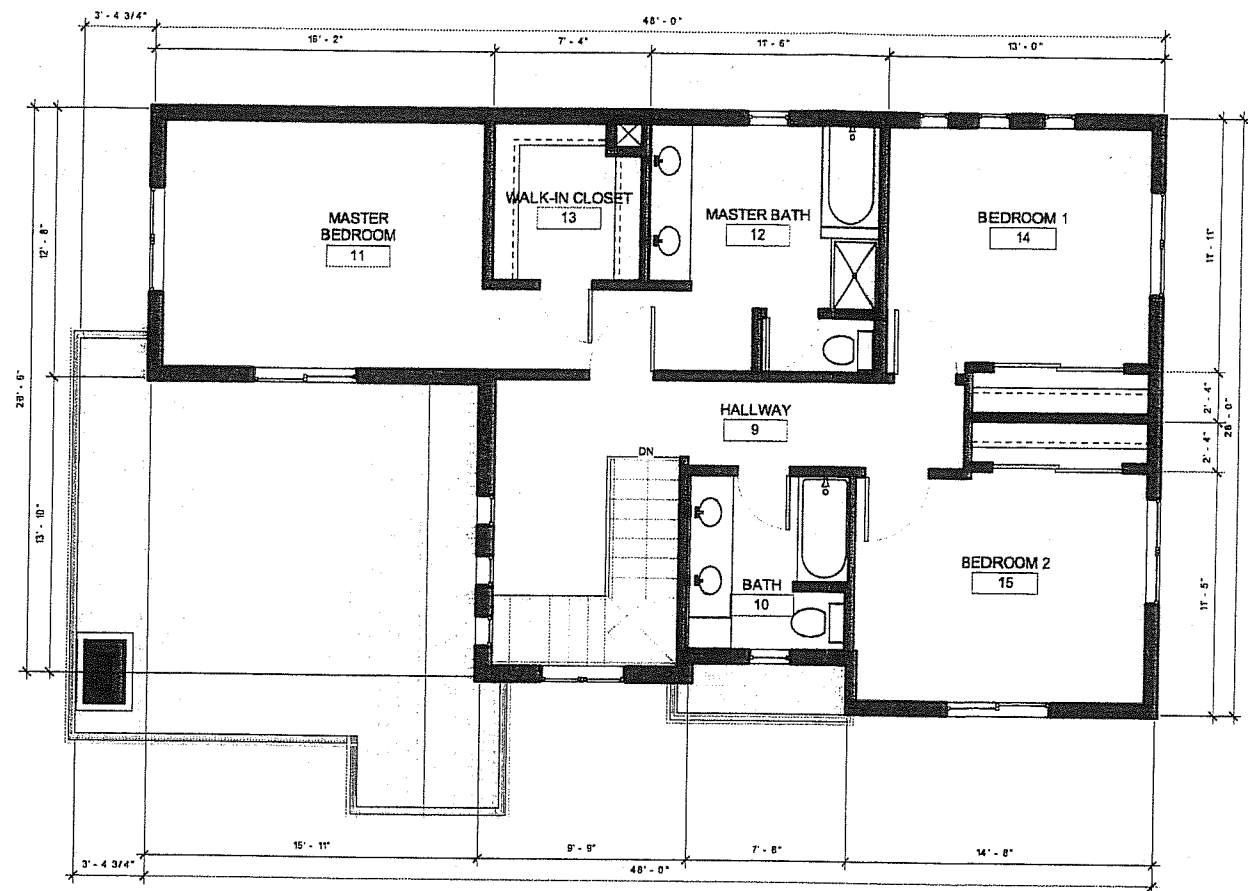
NOTE:
100% OF PLANTABLE RETAINING WALL TO BE PLANTED WITH THREE SPECIES IN ALL PLANTABLE CELLS - ONE PLANT PER CELL AND WITH PERMANENT DRIP IRRIGATION. REFER TO VINES IN PLANT LEGEND.

ALL INFORMATION SHOWN ON THESE PLANS IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT. THE USER OF THESE PLANS SHALL BE RESPONSIBLE FOR THE PROPER INTERPRETATION OF THE PLANS. THE USER SHALL BE RESPONSIBLE FOR THE PROPER INTERPRETATION OF THE PLANS. THE USER SHALL BE RESPONSIBLE FOR THE PROPER INTERPRETATION OF THE PLANS.



FIRST FLOOR PLAN

MODEL 1



SECOND FLOOR PLAN

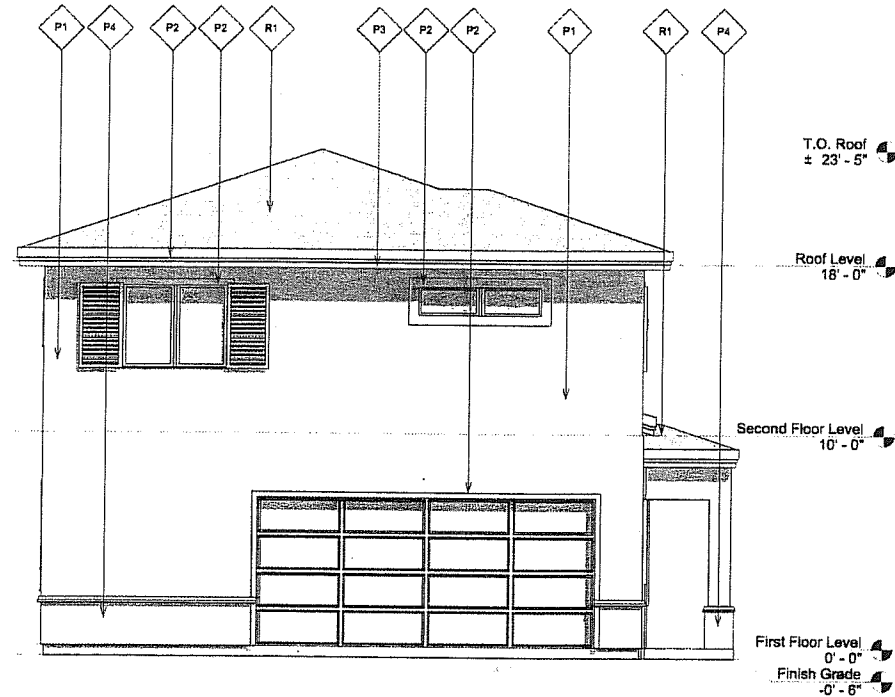
MODEL 1

K. F. STEPHENS

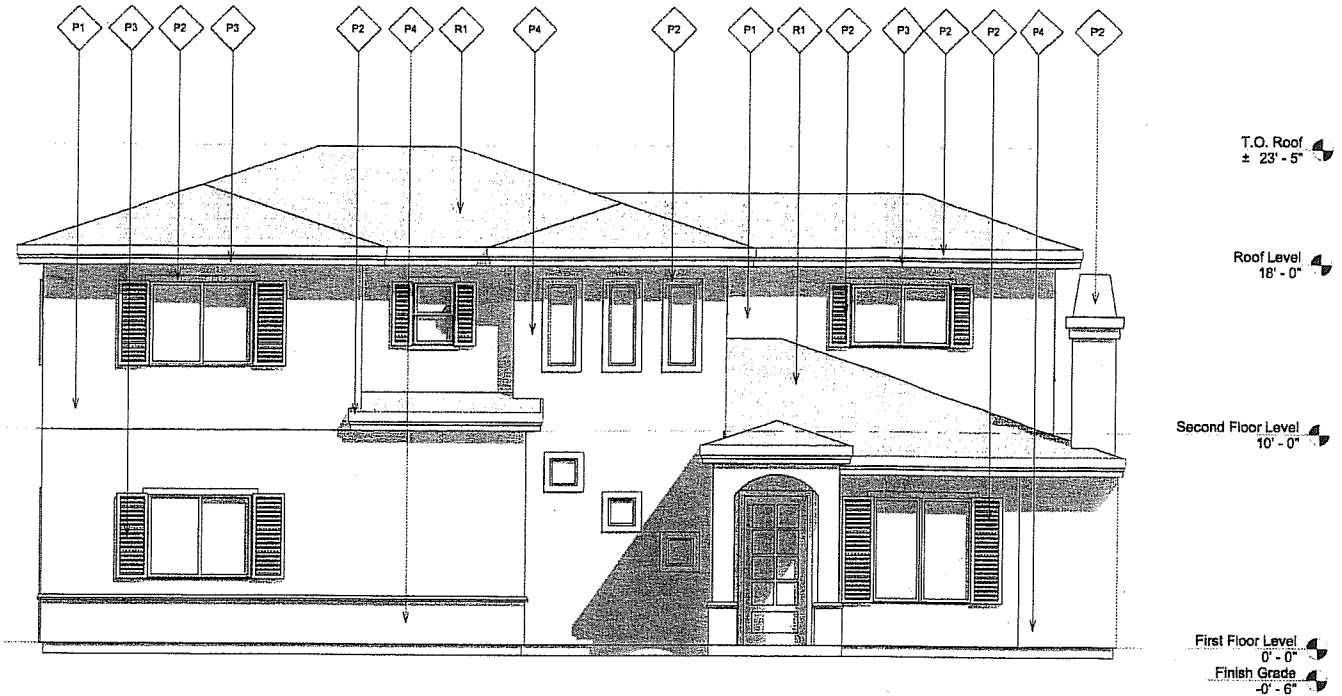
DOT POINT VIEWS
SAN DIEGO, CA

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Sheet Content	
FLOOR PLAN	
MODEL 1	
Document Status	
plan ok	after
blotting	perm
Issue Date: 11/14/07	
Drawn by: MA	
Checked by: RC	
Project: 05-828.13	
Sheet Number	
A1.0	



LEFT ELEVATION

4
A2.0 SCALE 1/4" = 1'-0"

FRONT ELEVATION

1
A2.0 SCALE 1/4" = 1'-0"

MODEL 1A

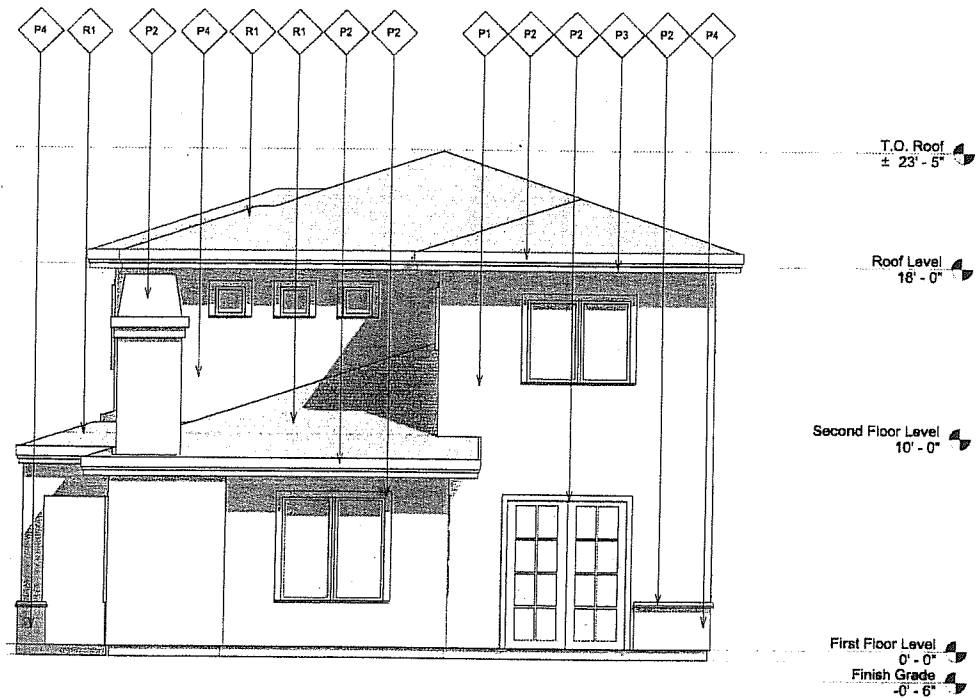
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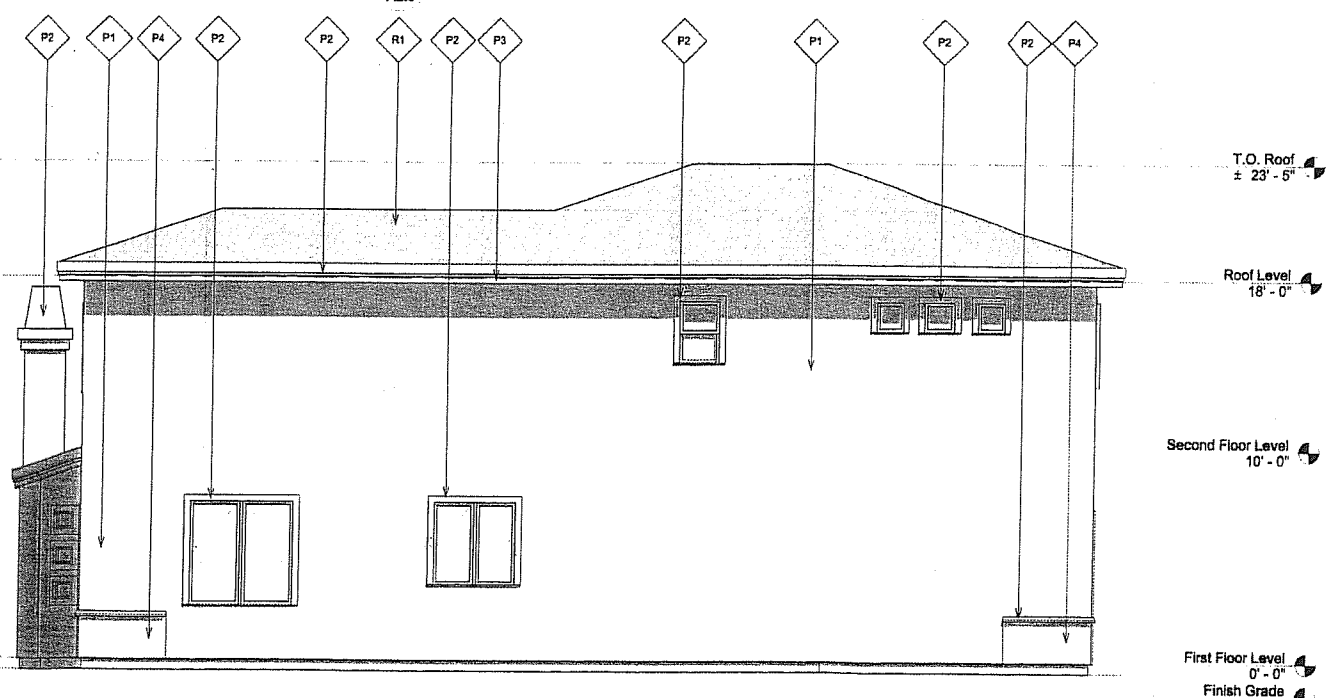
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P2	ACCENT COLOR FRAZEE #8515D "THUNDER GRAY"	P4	ACCENT COLOR FRAZEE #8514M "GREY BLUE"		

FINISH LEGEND

A2.0 SCALE 1/4" = 1'-0"



RIGHT ELEVATION

2
A2.0 SCALE 1/4" = 1'-0"

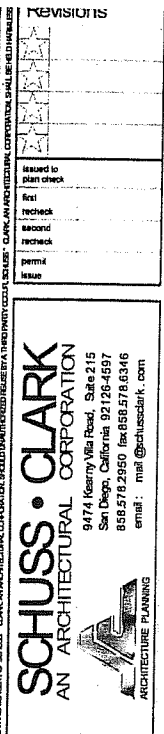
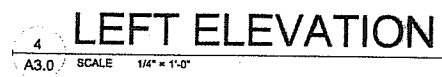
REAR ELEVATION






3
A2.0 SCALE 1/4" = 1'-0"

K. F. STEPHENS

DOT POINT VIEWS
SAN DIEGO, CA

Sheet Content
Elevations
LOT 2 MODEL 1A
Document Status
plan chk bidding
after permit
Issue Date: 11/14/07
Drawn by: MA
Checked by: RC
Project: 05-826.13
Sheet Number
A2.0



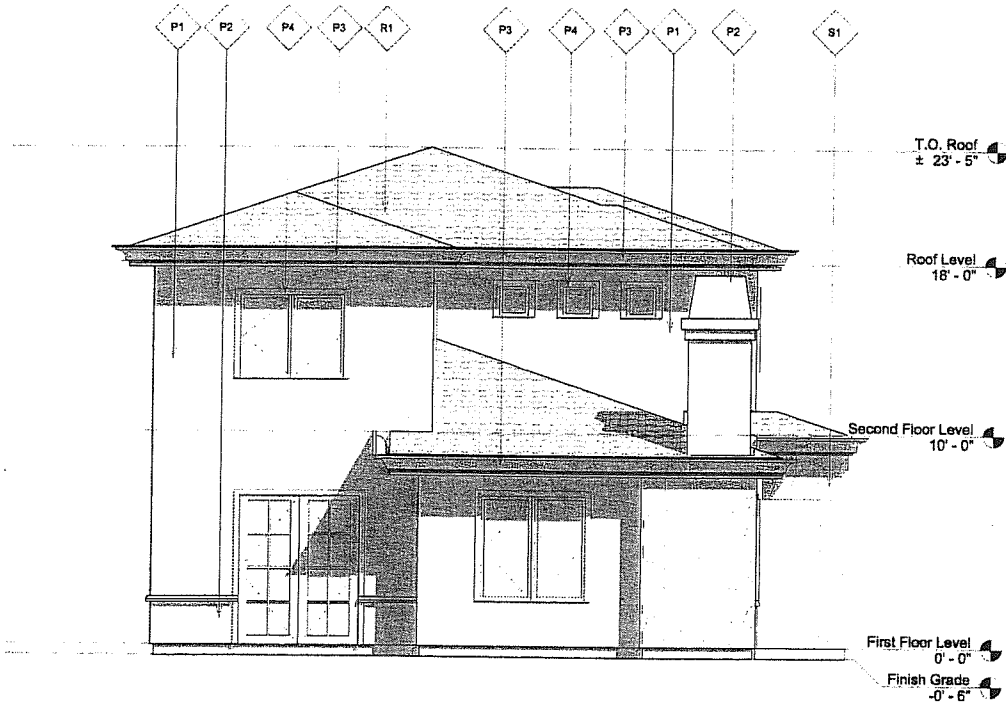
 P1	STUCCO-FIELD COLOR FRAZEE #8212W "MILLET"	 P3	ACCENT COLOR FRAZEE #8233M "CRISP KHAKI"	 R1	EAGLE ROOFING CAPISTRANO #3346 "SUNSET BLEND"
 P2	ACCENT COLOR FRAZEE #9304M "WASHED SUEDE"	 P4	ACCENT COLOR FRAZEE #8306N "ALCAZAR BROWN"		

FINISH LEGEND

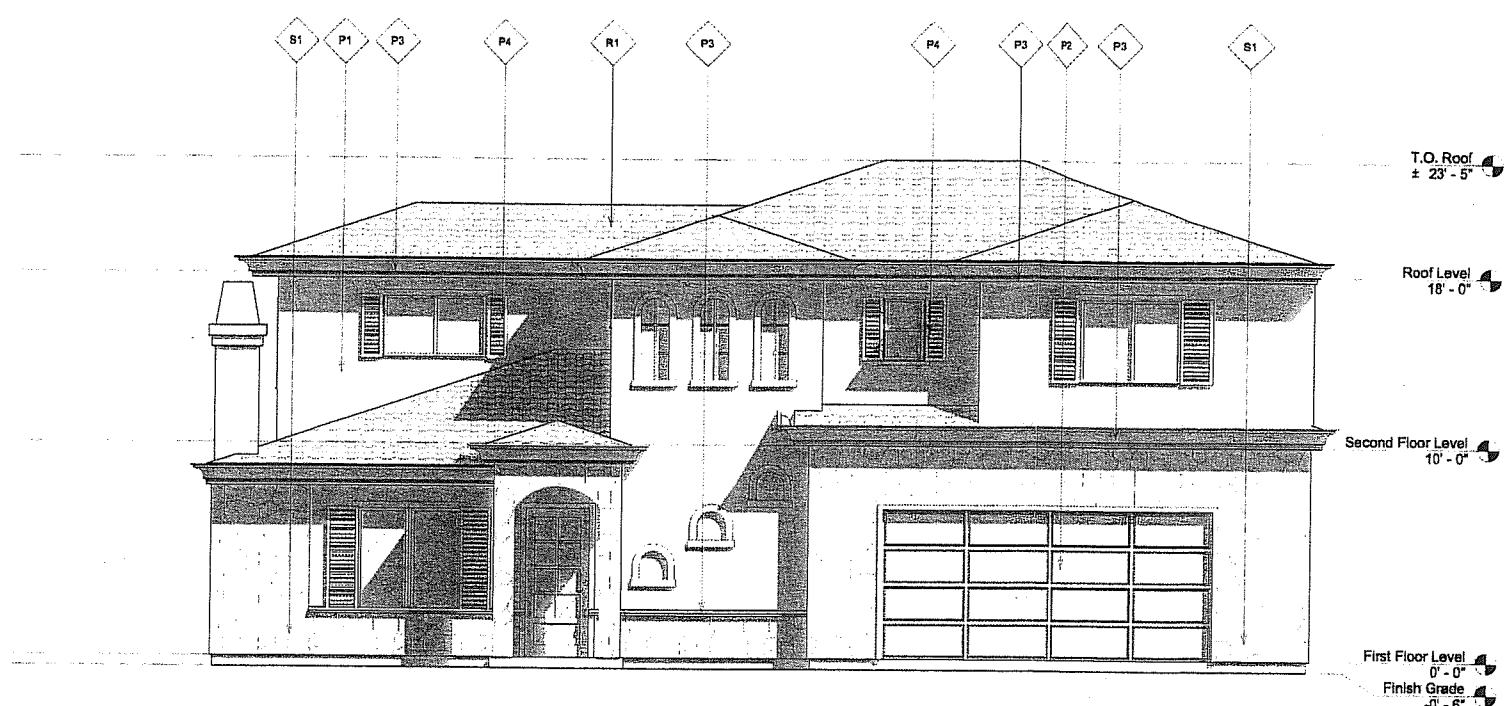
K. F. STEPHENS

DOTI POINT VIEWS
SAN DIEGO, CA

Sheet Content	
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LOT 3 MODEL 1B	
Document Status	
Plan chg. bidding	after perm't
Issue Date: 11/14/07	
Drawn by: MA	
Checked by: RC	
Project: 05-028.13	
Sheet Number	
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4 LEFT ELEVATION
A4.0 SCALE 1/4" = 1'-0"

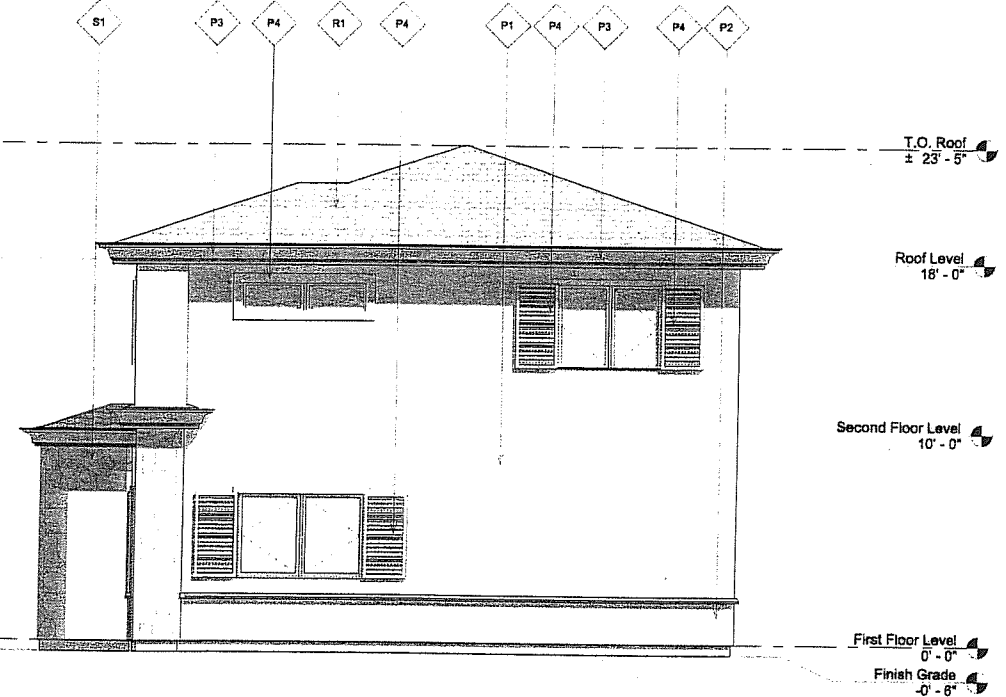


1 FRONT ELEVATION
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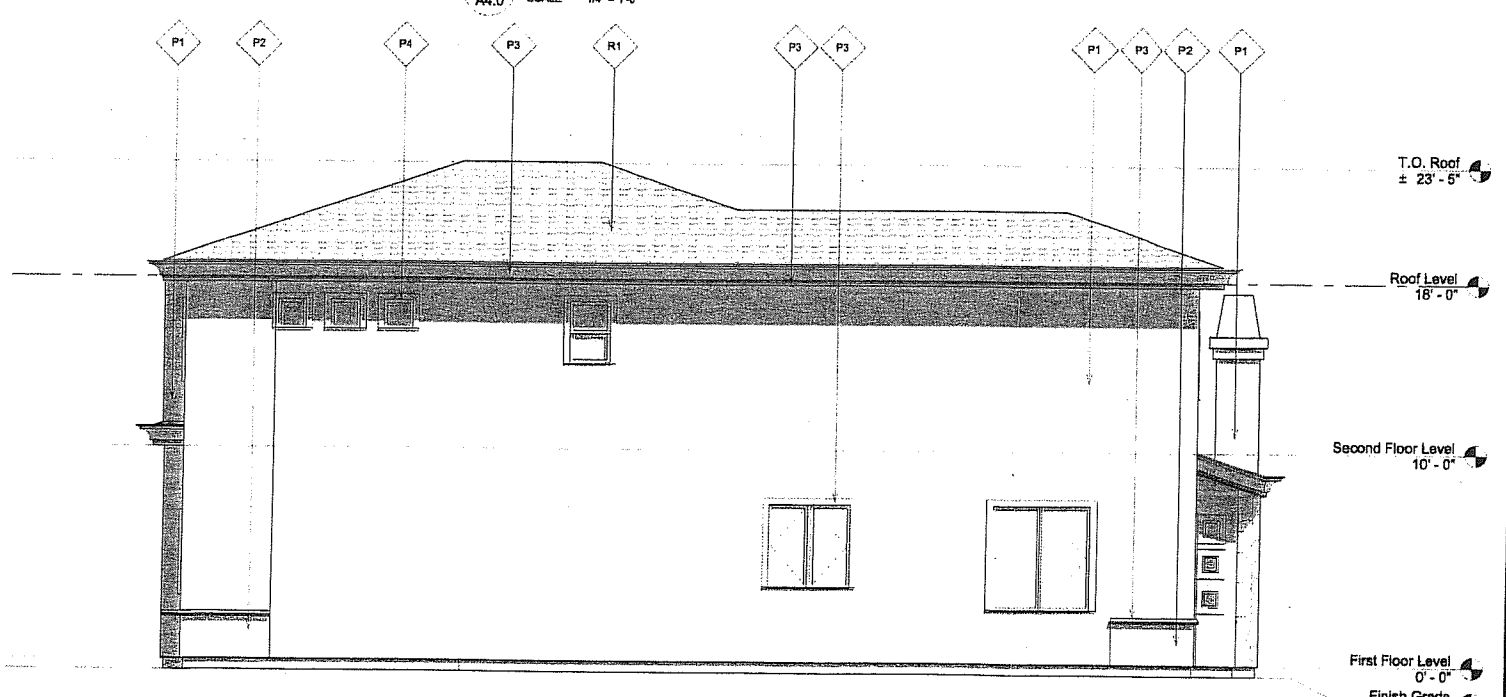
MODEL 1B REVERSED

P1	STUCCO-FIELD COLOR FRAZEE #8243M "AMBER WAVES"	P3	ACCENT COLOR FRAZEE #8W65TW "WHITE SOLITUDE"	R1	EAGLE ROOFING CAPISTRANO #3646 "SUNSET BLEND"
P2	ACCENT COLOR FRAZEE #8783M "STONEWALL"	P4	ACCENT COLOR FRAZEE #851SD "THUNDER GRAY"	S1	STONE VENEER EL DORADO STONE COUNTRY RUBBLE "BELLA"

FINISH LEGEND
A4.0 SCALE 1/4" = 1'-0"



2 RIGHT ELEVATION
A4.0 SCALE 1/4" = 1'-0"



3 REAR ELEVATION
A4.0 SCALE 1/4" = 1'-0"

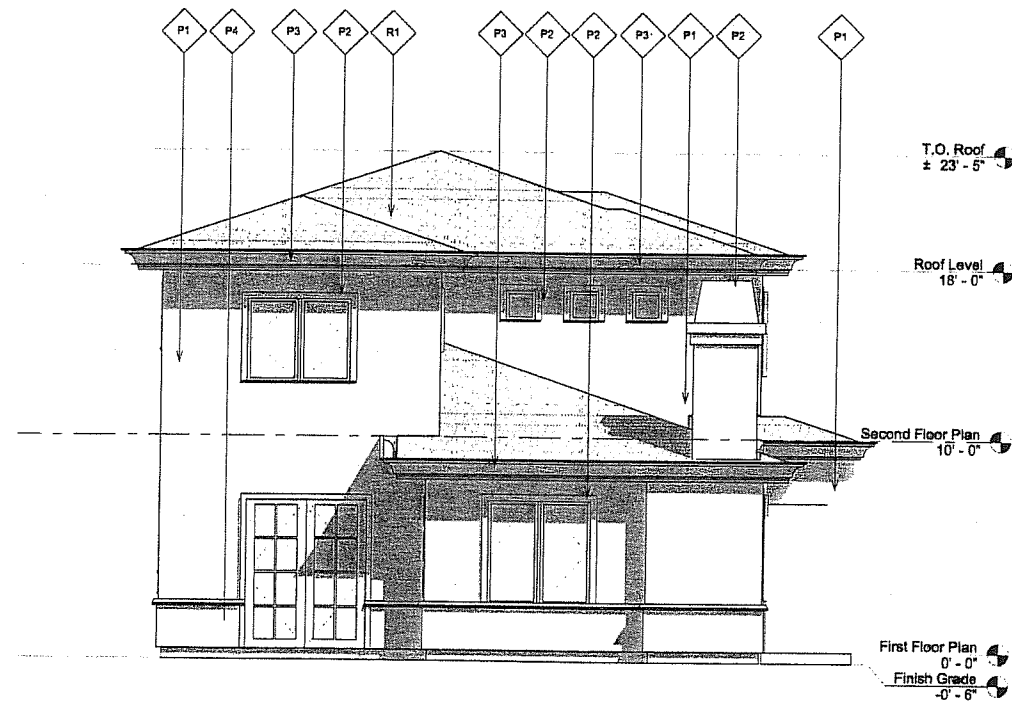
Revisions	
1	Issued to plan check
2	First recheck
3	Second recheck
4	Permit
5	Issue

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ARCHITECTURE PLANNING

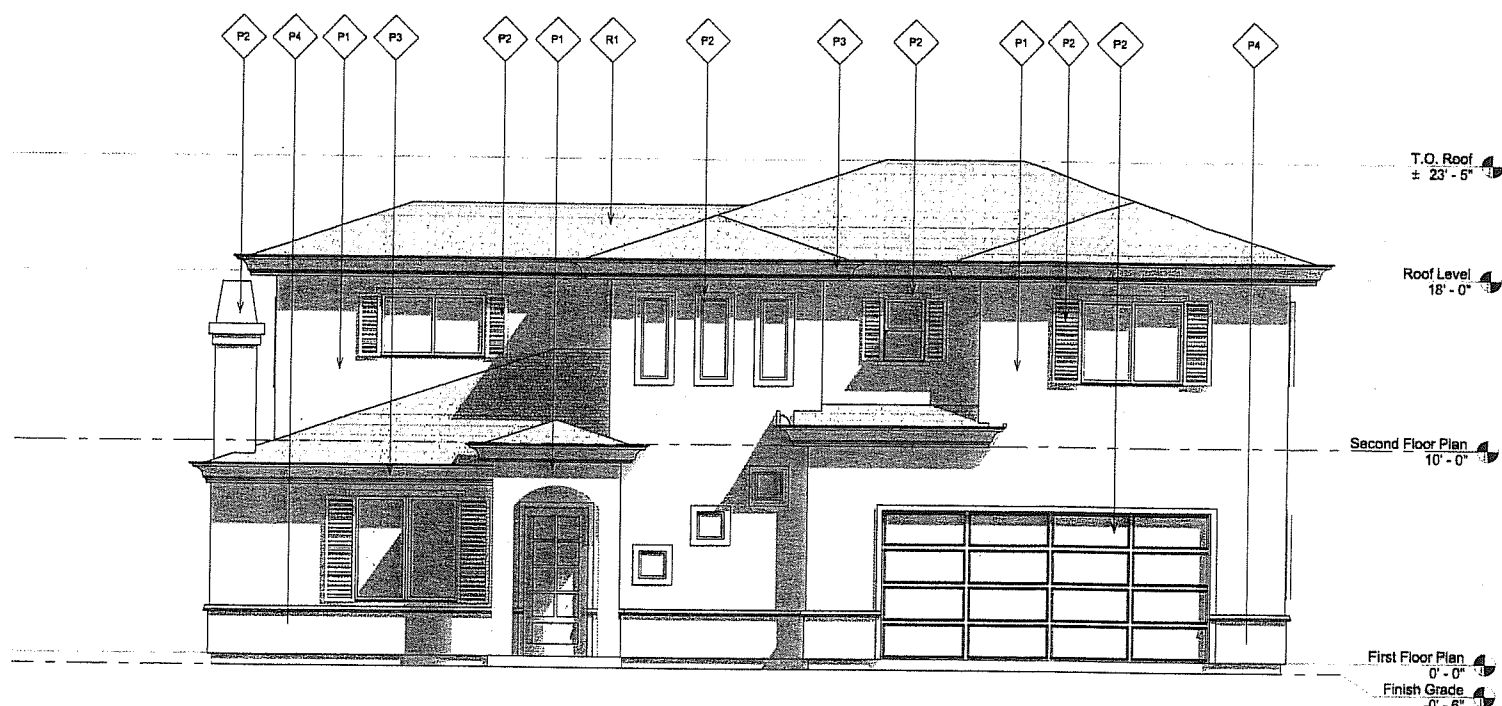
K. F. STEPHENS
DOTI POINT VIEWS
SAN DIEGO, CA

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Document Status	
plan OK	after permit
bidding	
Issue Date: 11/14/07	
Drawn by: MA	
Checked by: RC	
Project: 05-828.13	
Sheet Number	
A4.0	
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LEFT ELEVATION

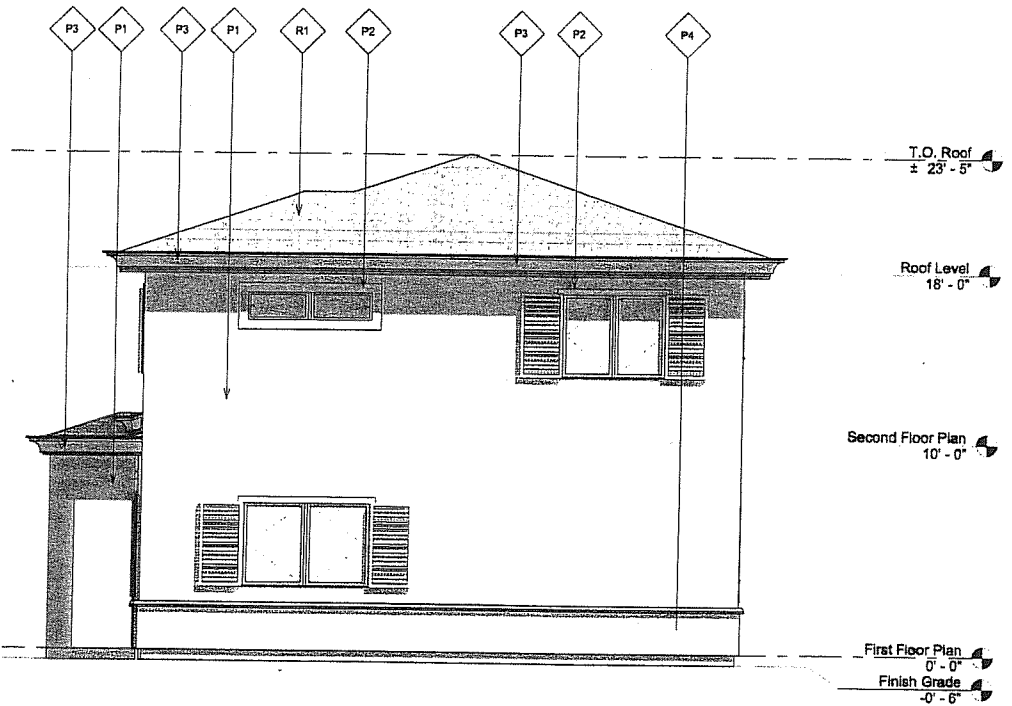
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A6.0 SCALE 1/4" = 1'-0"



FRONT ELEVATION

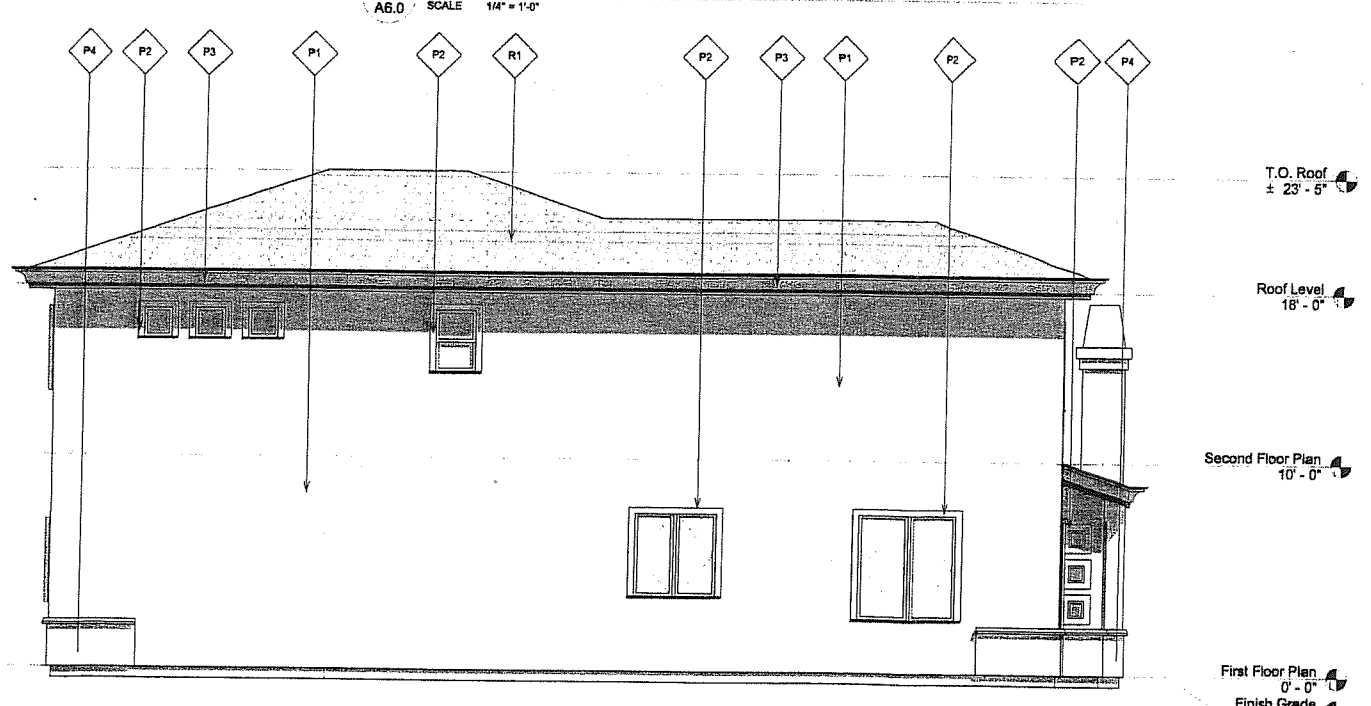
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A6.0 SCALE 1/4" = 1'-0"

MODEL 1D REVERSED



RIGHT ELEVATION

2
A6.0 SCALE 1/4" = 1'-0"



REAR ELEVATION

3
A6.0 SCALE 1/4" = 1'-0"

P1	STUCCO-FIELD COLOR FRAZEE #8512W "HIDDEN BROOK"	P3	ACCENT COLOR FRAZEE #COW057W "WHITE SOLITUDE"	R1	EAGLE ROOFING BEL AIR #44897 "SLATE RANGE"
P2	ACCENT COLOR FRAZEE #8515D "THUNDER GRAY"	P4	ACCENT COLOR FRAZEE #8514M "GREY BLUE"		

FINISH LEGEND

A6.0 SCALE 1/4" = 1'-0"

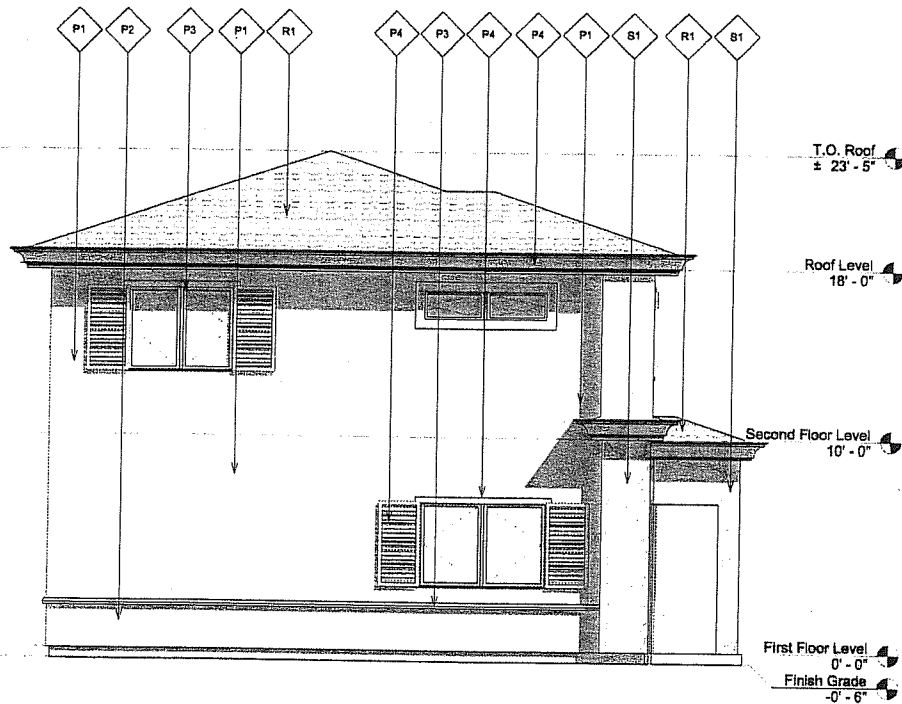
REVISIONS	
1	ISSUED TO: plan check
2	first recheck
3	second recheck
4	permit
5	issue

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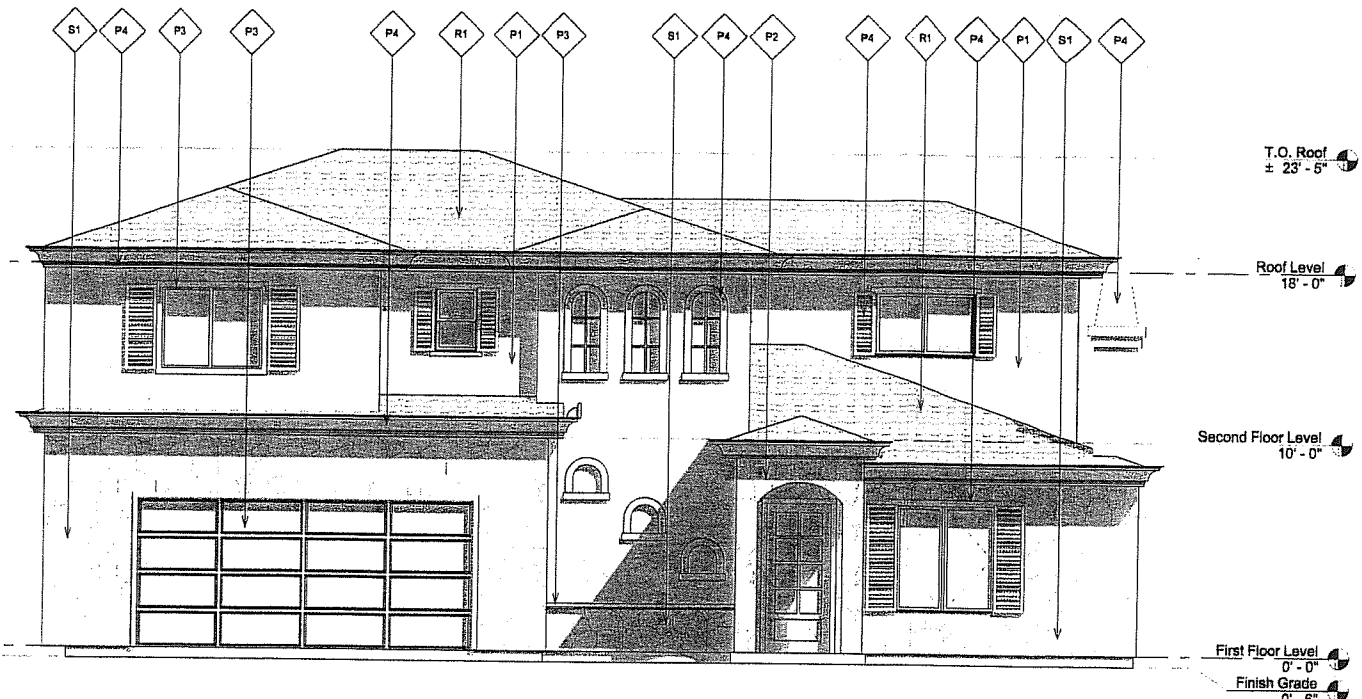
DOTI POINT VIEWS
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Document Status	
plan chk	other
bidding	permit
Issue Date: 11/14/07	
Drawn by: MA	
Checked by: RC	
Project: 05-828.13	
Sheet Number	
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LEFT ELEVATION

4
A7.0 SCALE 1/4" = 1'-0"



FRONT ELEVATION

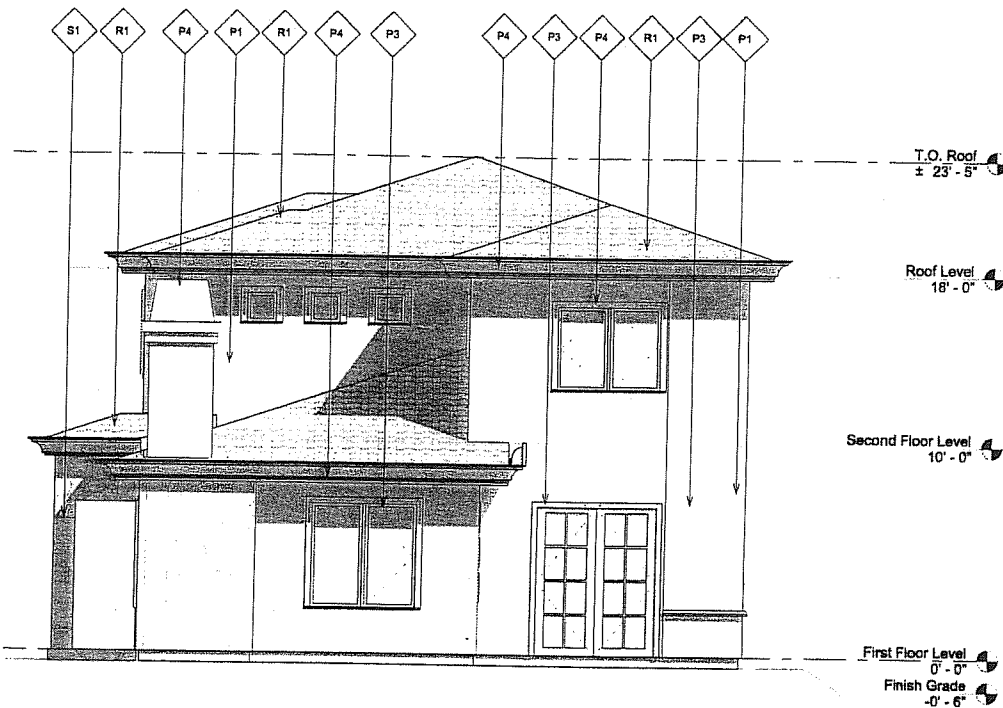
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A7.0 SCALE 1/4" = 1'-0"

MODEL 1E

P1	STUCCO-FIELD COLOR FRAZEE #8212W "MILLET"	P3	ACCENT COLOR FRAZEE #8233M "CRISP KHAKI"	R1	EAGLE ROOFING CAPISTRANO #304S "SUNSET BLEND"
P2	ACCENT COLOR FRAZEE #8304M "WASHED SUEDE"	P4	ACCENT COLOR FRAZEE #8308N "ALCAZAR BROWN"	S1	STONE VENEER EL DORADO STONE COUNTRY RUBBLE "BELLA"

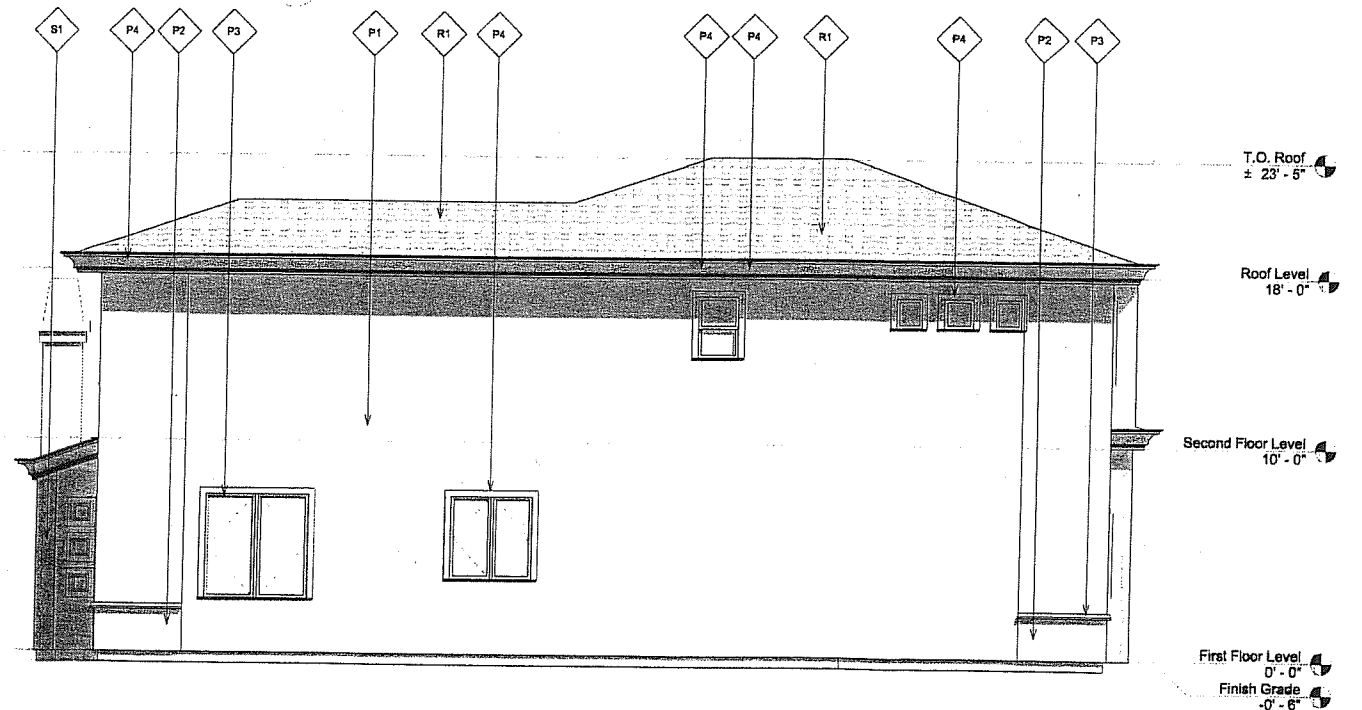
FINISH LEGEND

A7.0 SCALE 1/4" = 1'-0"



RIGHT ELEVATION

2
A7.0 SCALE 1/4" = 1'-0"



REAR ELEVATION

3
A7.0 SCALE 1/4" = 1'-0"

Revisions

1	Issued to plan check
2	first review
3	second review
4	permit issue

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DOT POINT VIEWS
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Sheet Content

Elevations

LOT 7
MODEL 1E

Document Status

Plan chk. after
bidding permit

Issue Date: 11/14/07

Drawn by: MA

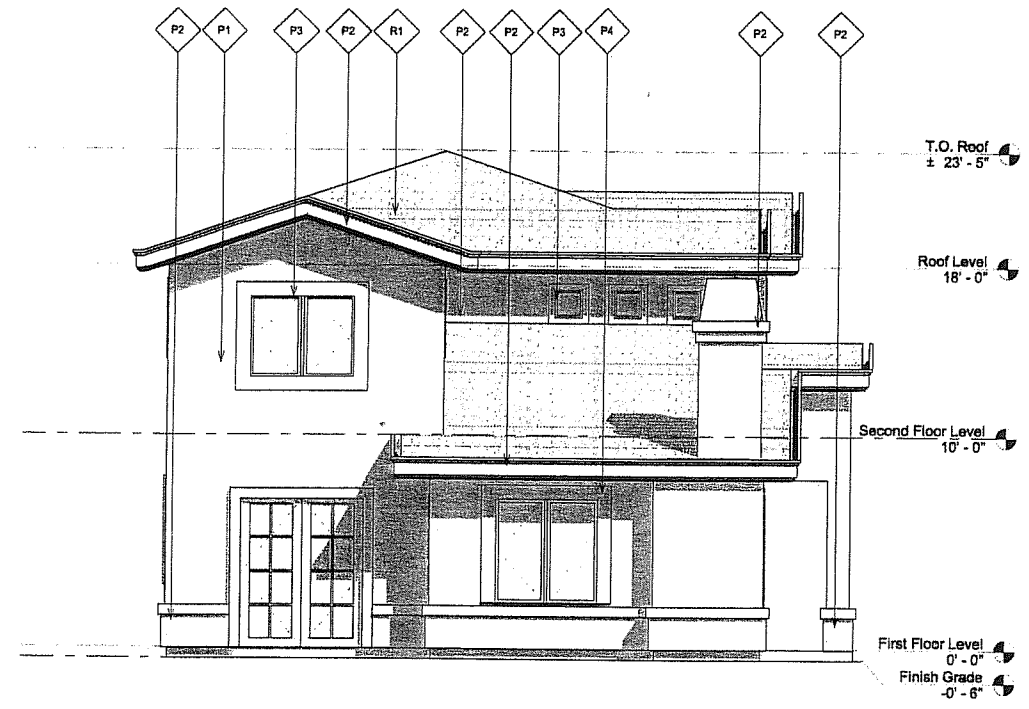
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Project: 05-828.13

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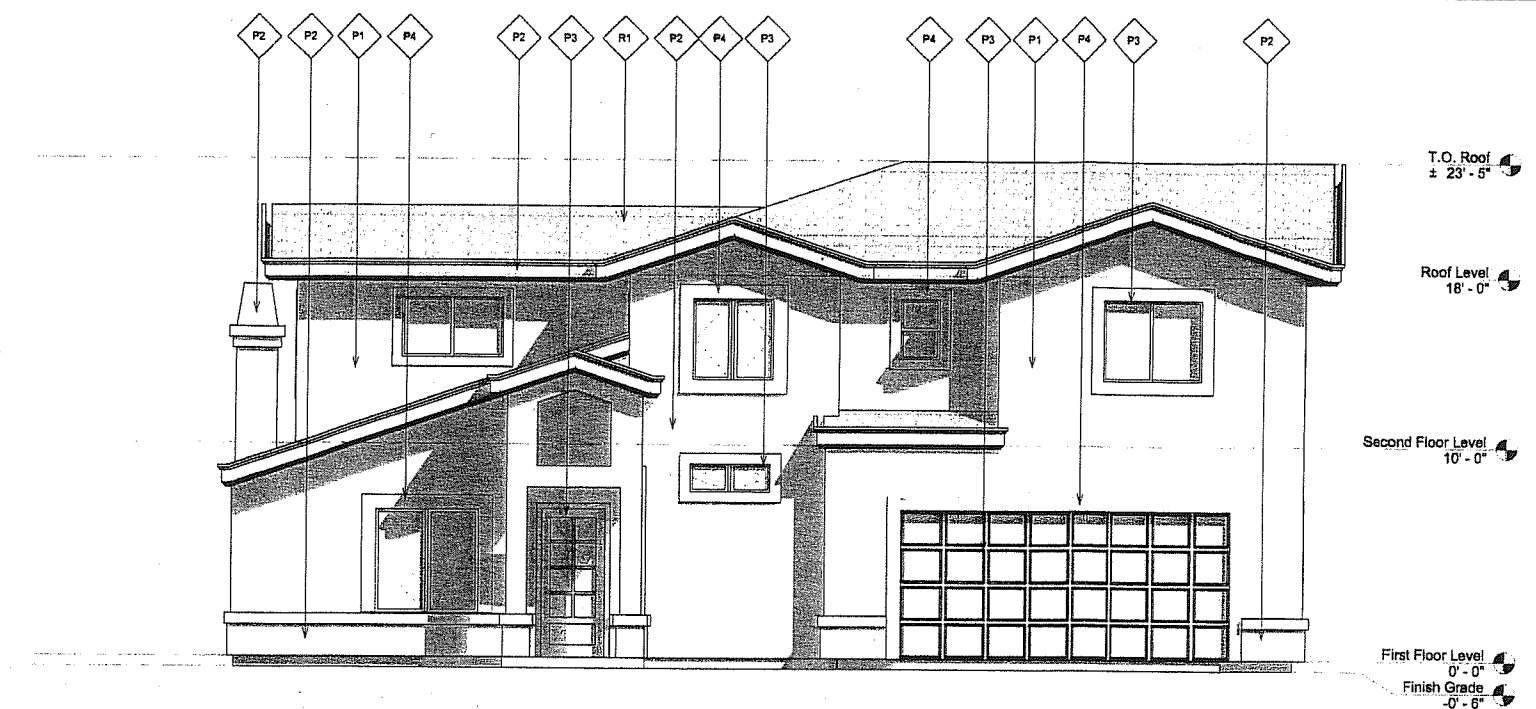
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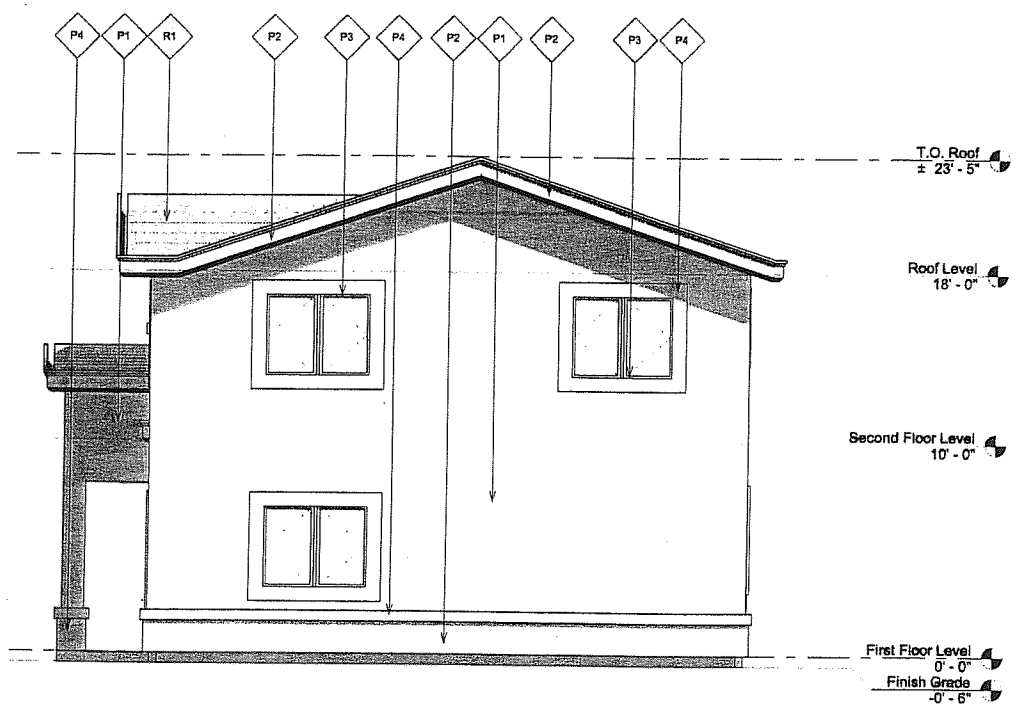
4
A8.0 SCALE 1/4" = 1'-0"

LEFT ELEVATION



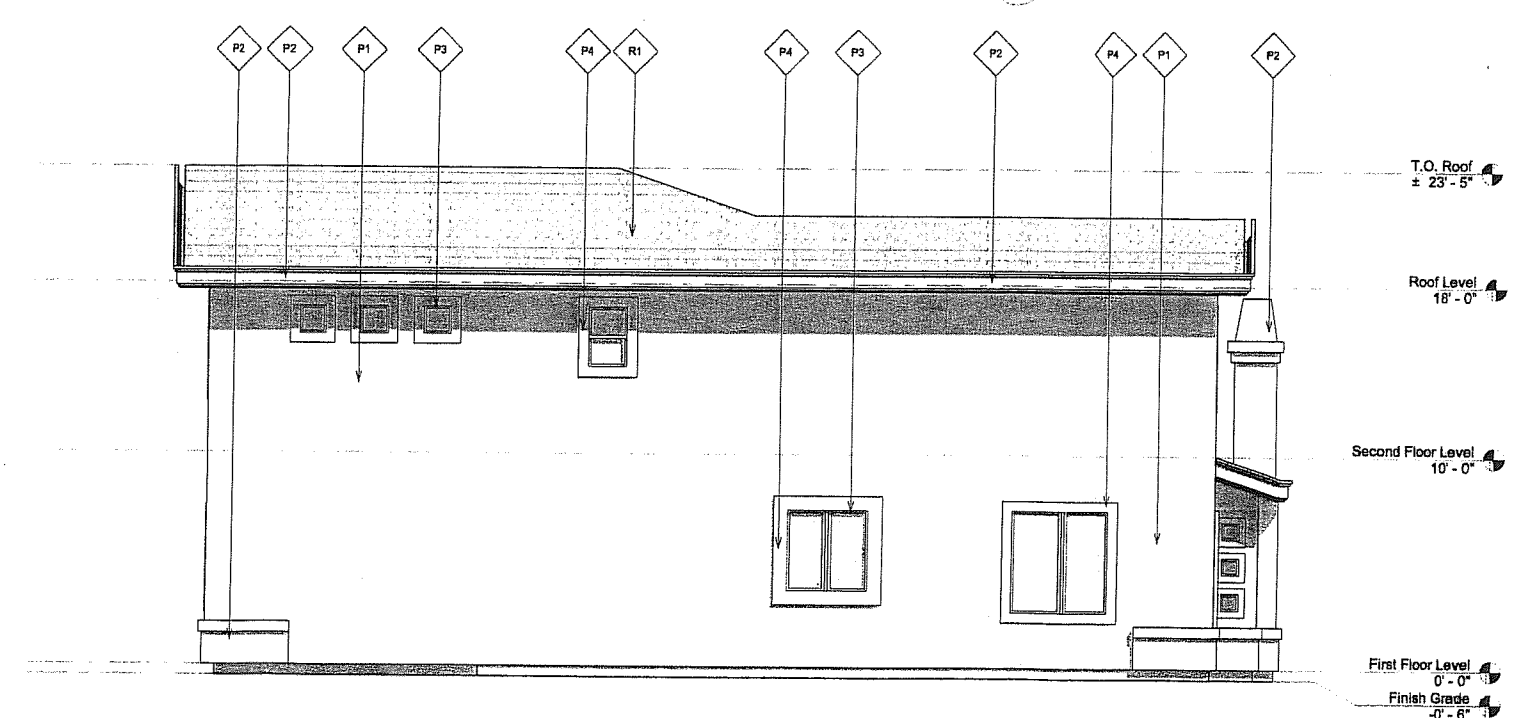
1
A8.0 SCALE 1/4" = 1'-0"

FRONT ELEVATION



2
A8.0 SCALE 1/4" = 1'-0"

RIGHT ELEVATION



3
A8.0 SCALE 1/4" = 1'-0"

REAR ELEVATION

P1	STUCCO-FIELD COLOR FRAZEE #8212W "MILLET"	R1	EAGLE ROOFING CAMINO REAL #SNC8403 "MISSION SANTA BARBARA"
P2	ACCENT COLOR FRAZEE #8304M "WASHED SUEDE"	P4	ACCENT COLOR FRAZEE #8306N "ALCAZAR BROWN"
P3	ACCENT COLOR FRAZEE #8233W "CRISP KIVAKI"		

FINISH LEGEND

A8.0 SCALE 1/4" = 1'-0"

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First check

Second check

Third check

Permit

Issue

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Sheet Content

ELEVATIONS

LOT 8
MODEL 1F REVERSED

Document Status

print: 0/0

bidding: 0/0

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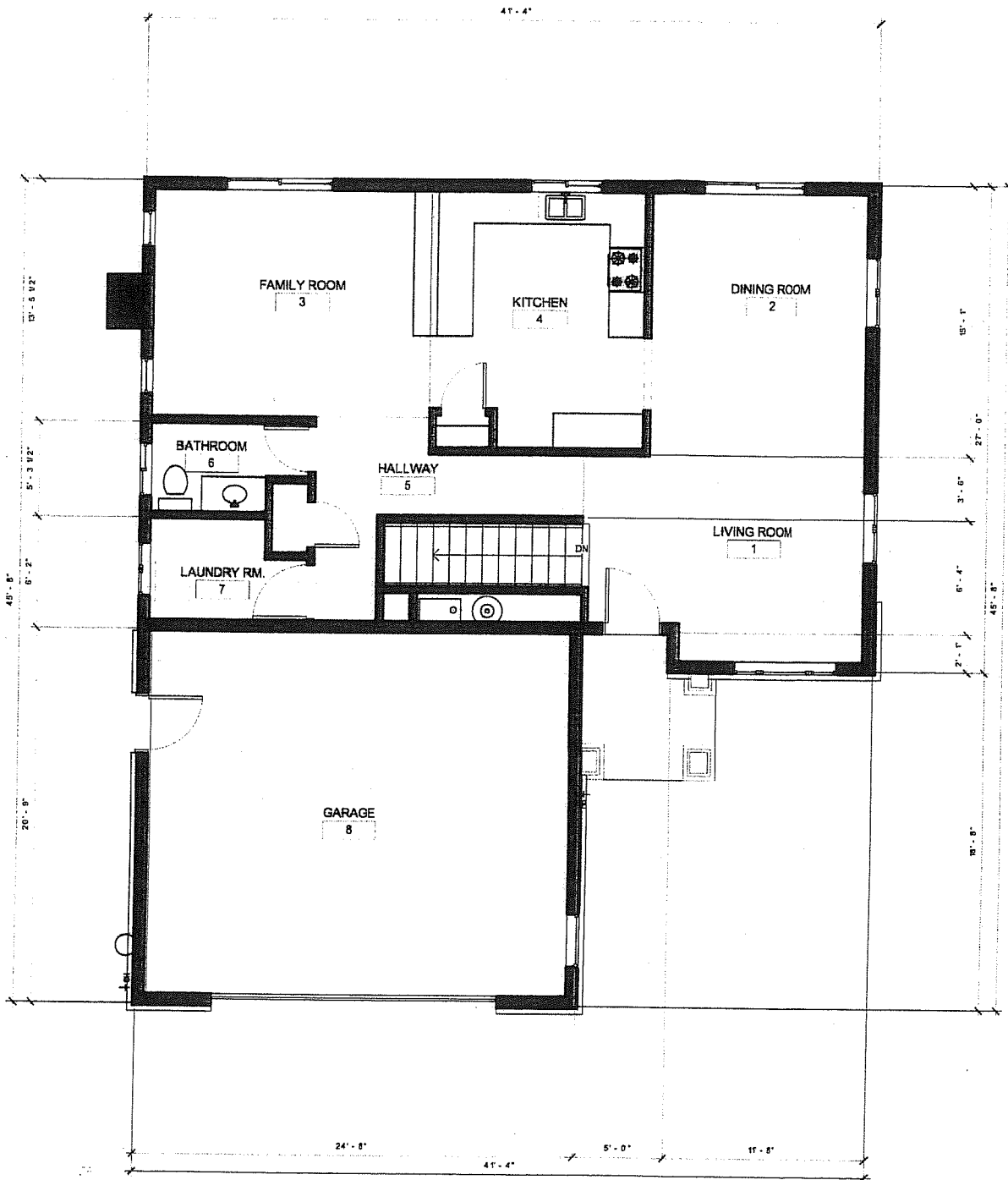
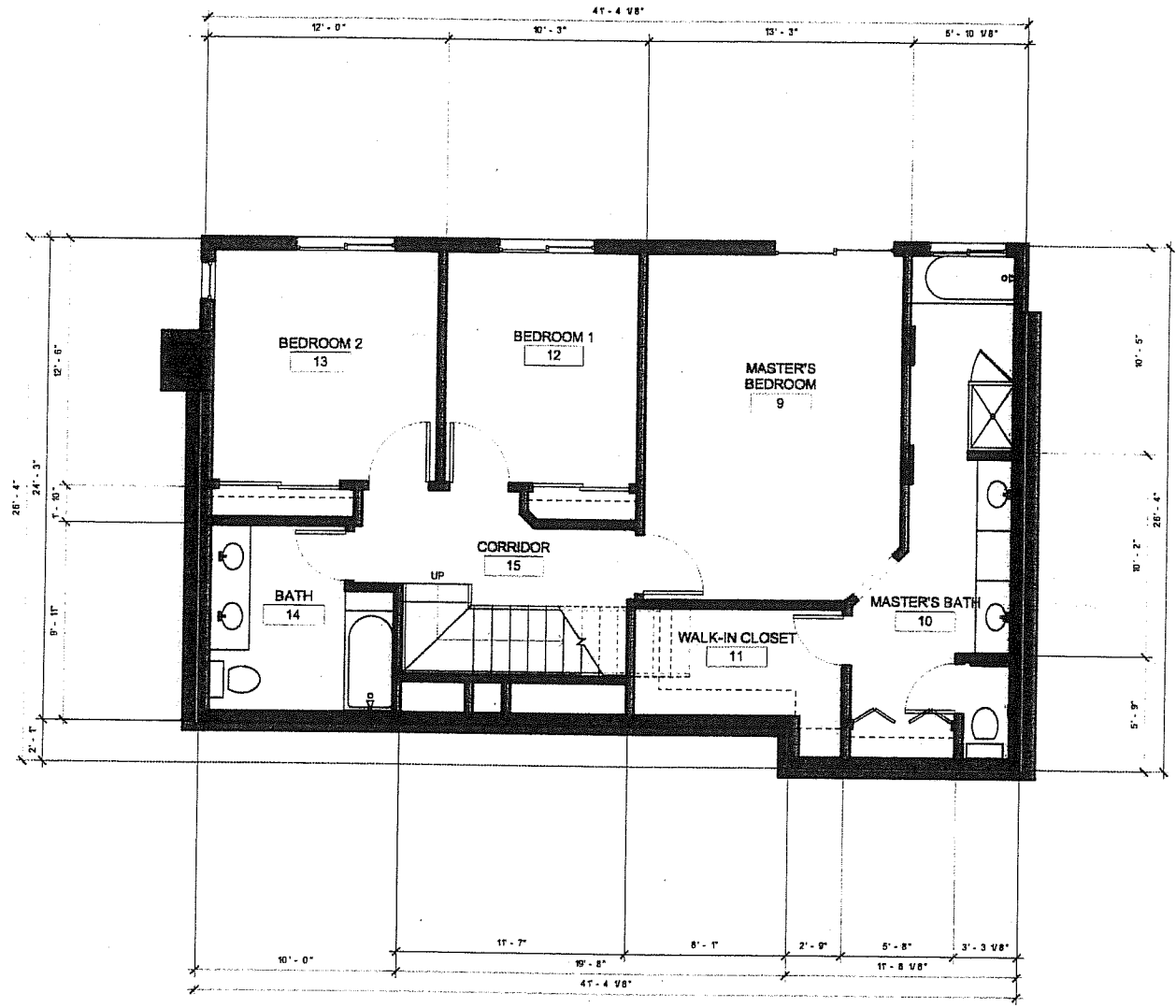
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Project: 05-828.13

Sheet Number

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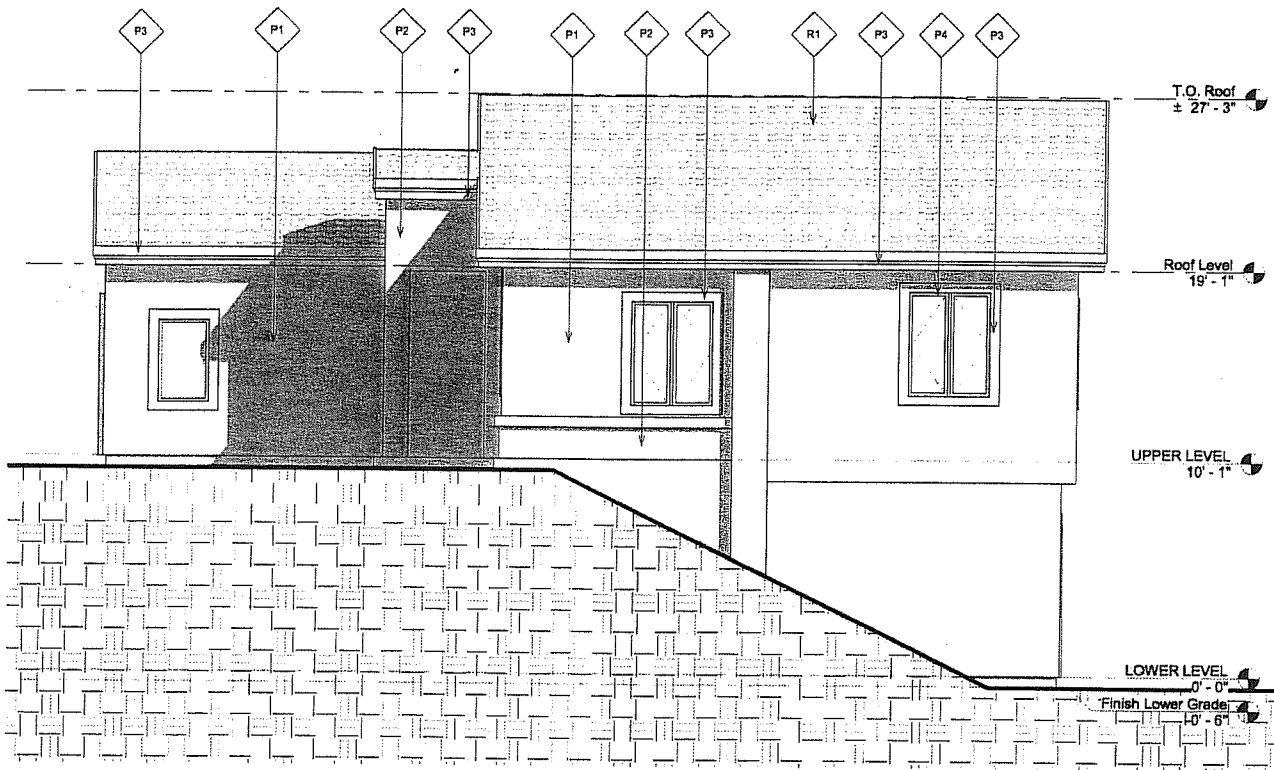
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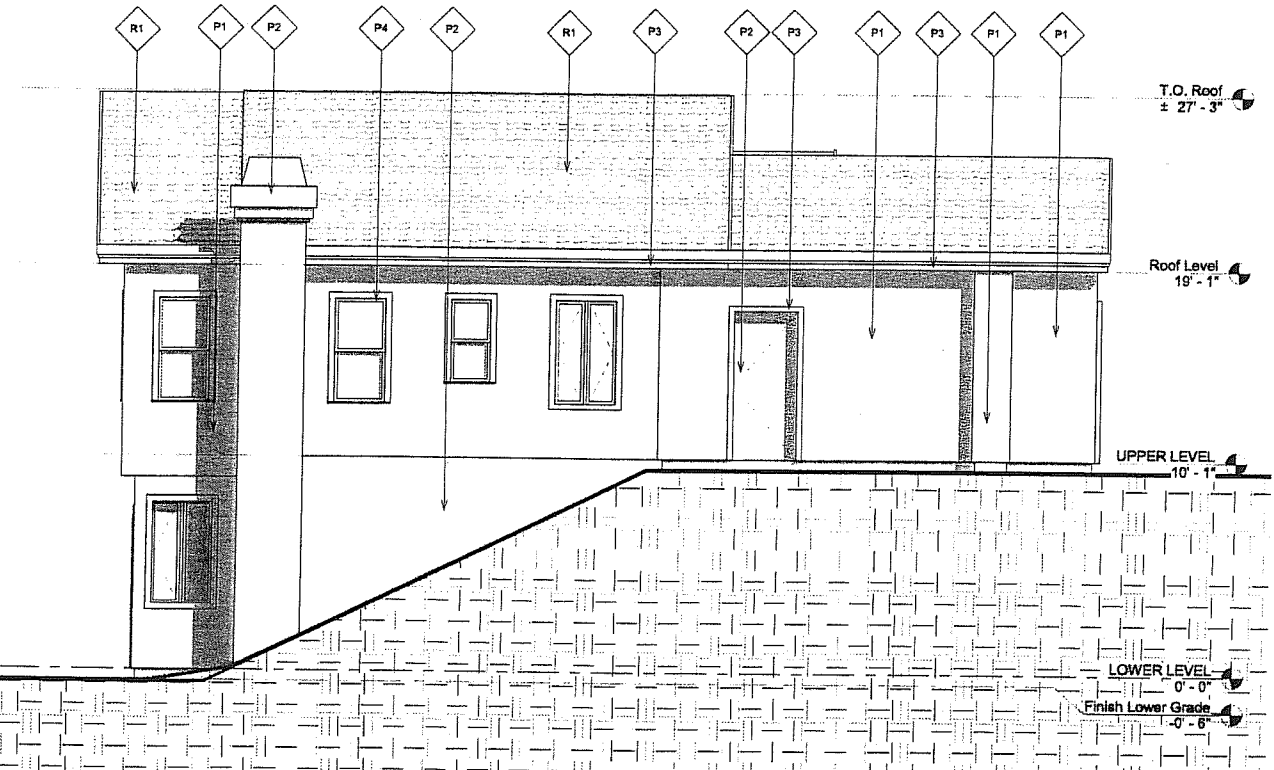
DOT POINT VIEWS
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MODEL 2
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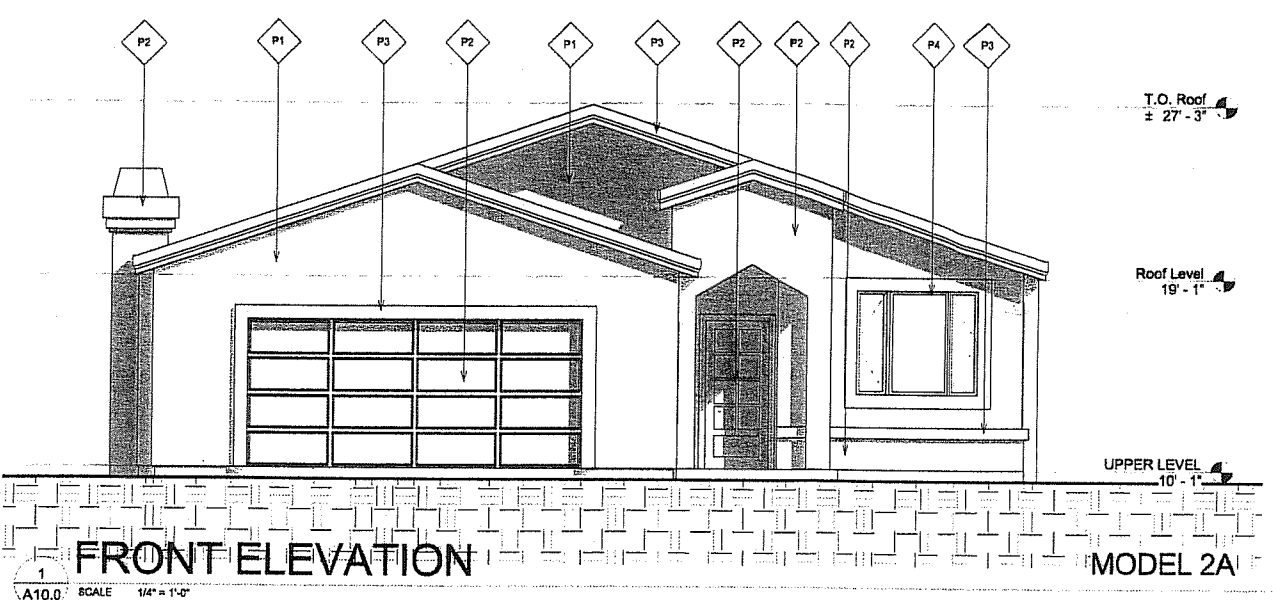
RIGHT ELEVATION

SCALE 1/4" = 1'-0"



LEFT ELEVATION

SCALE 1/4" = 1'-0"



FRONT ELEVATION

SCALE 1/4" = 1'-0"

R1	EAGLE ROOFING CAPISTRANO #3646 "TERRACOTTA DARK"	P2	ACCENT COLOR FRAZER #8233M "CRISP KHAKE"	P4	ACCENT COLOR FRAZER #8306N "ALCAZAR BROWN"
P1	STUCCO-FIELD COLOR FRAZER #8204M "WASHED BUDE"	P3	ACCENT COLOR FRAZER #8W057W "WHITE SOLITUDE"		

FINISH LEGEND

SCALE 1/4" = 1'-0"



REAR ELEVATION

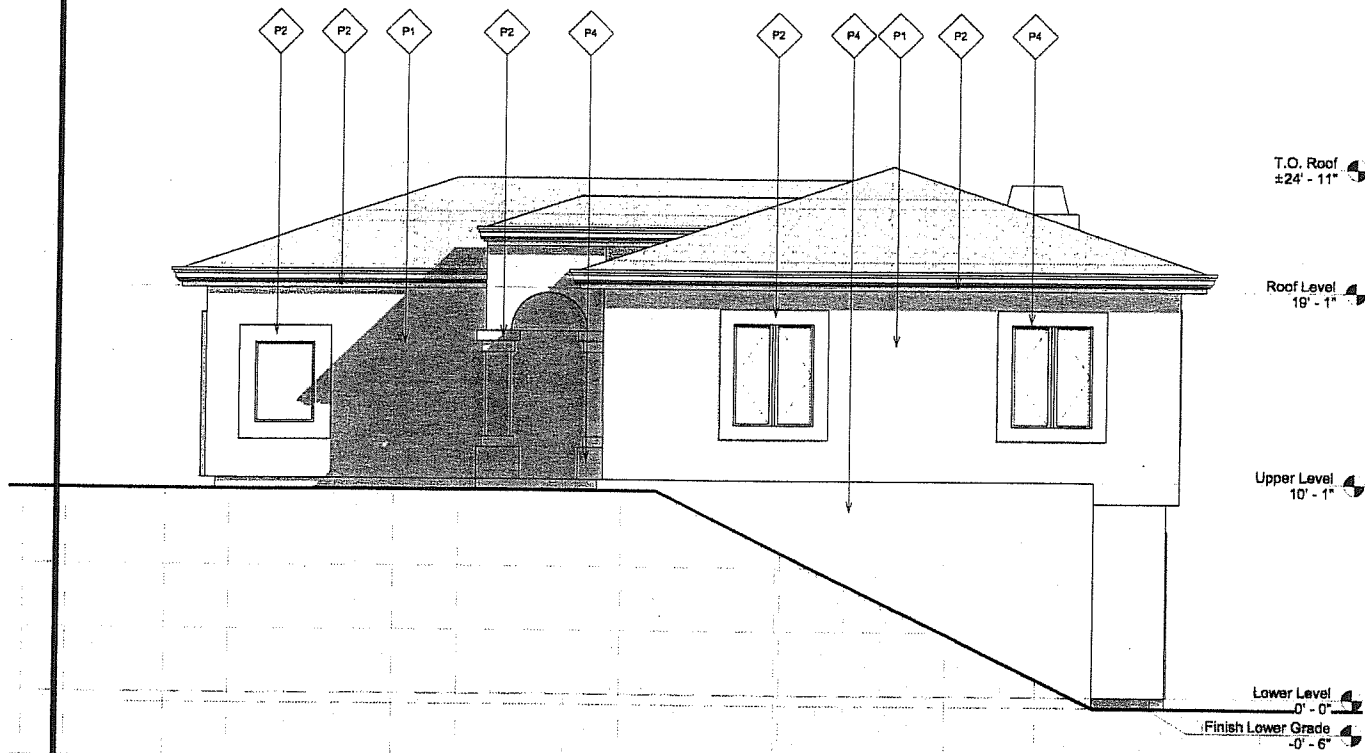
SCALE 1/4" = 1'-0"

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Sheet Number:	A10.0

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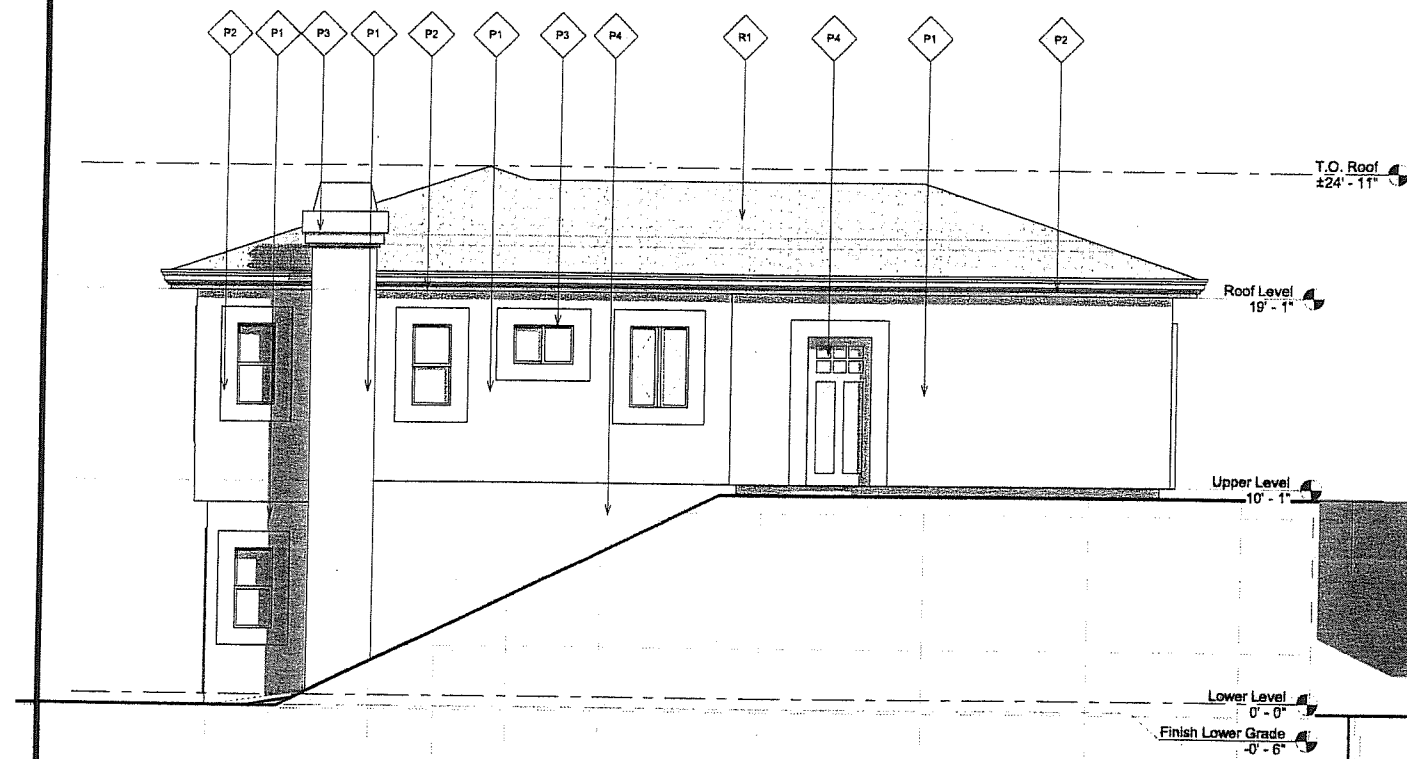
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DOT POINT VIEWS
SAN DIEGO, CA

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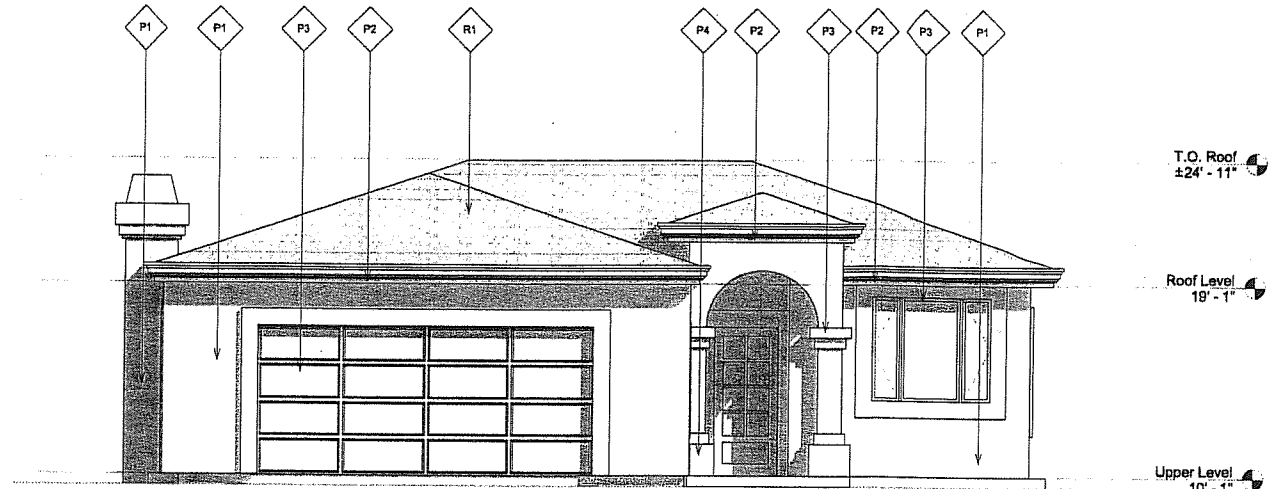
2 RIGHT ELEVATION

A11.0 SCALE 1/4" = 1'-0"



4 LEFT ELEVATION

A11.0 SCALE 1/4" = 1'-0"



1 FRONT ELEVATION

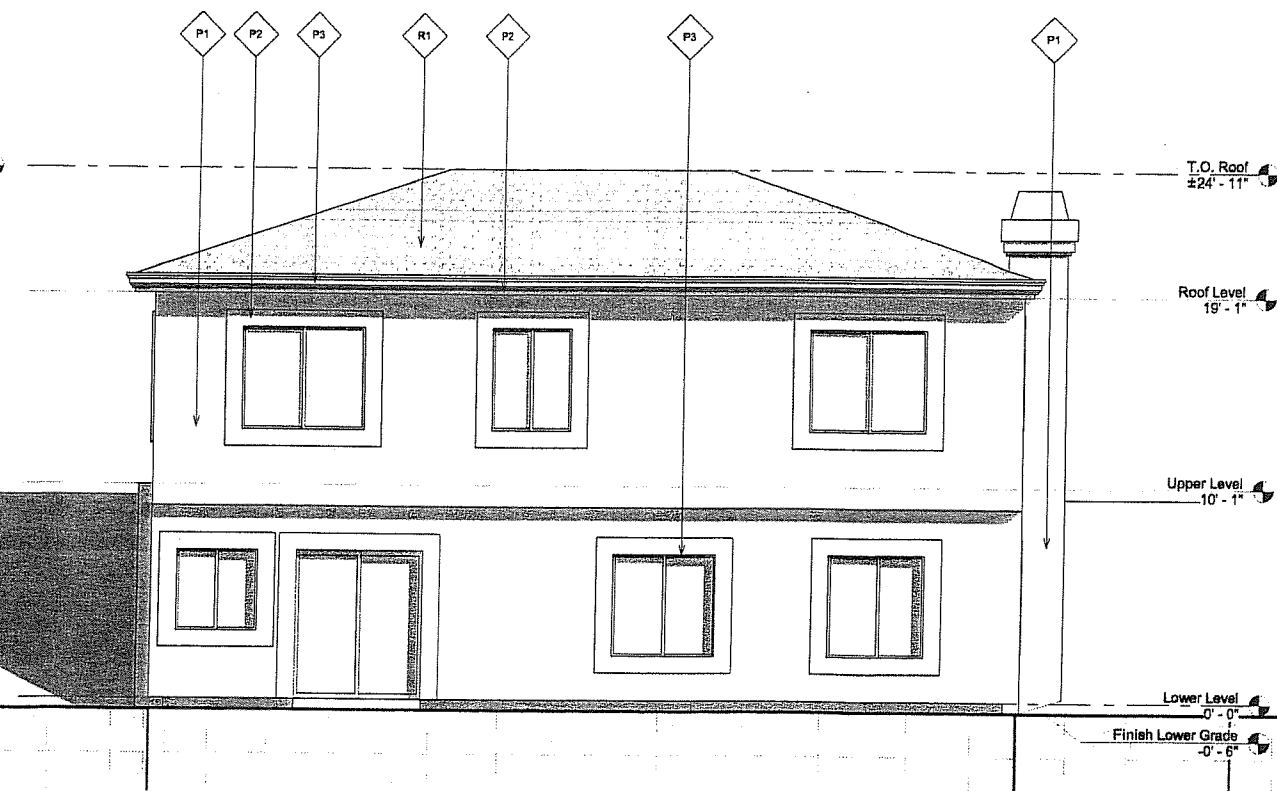
A11.0 SCALE 1/4" = 1'-0"

MODEL 2B

R1	EAGLE ROOFING DEL AMR #4697 "SLATE RANGE"	P2	ACCENT COLOR FRAZEE #8157W "WHITE SOLITUDE"	P4	ACCENT COLOR FRAZEE #6514M "GREY BLUE"
P1	STUCCO-FIELD COLOR FRAZEE #8512W "HIDDEN BROOK"	P3	ACCENT COLOR FRAZEE #8618D "THUNDER GRAY"		

FINISH LEGEND

A11.0 SCALE 1/4" = 1'-0"



3 REAR ELEVATION

A11.0 SCALE 1/4" = 1'-0"

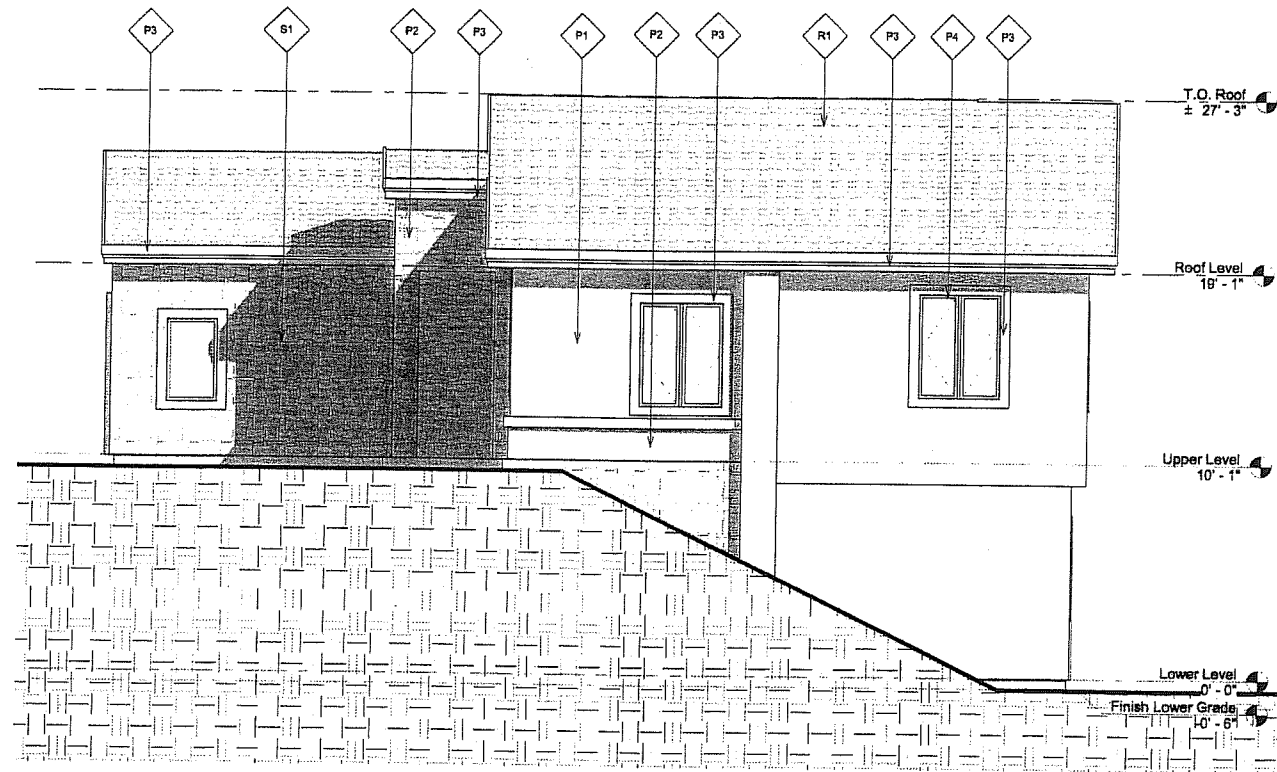
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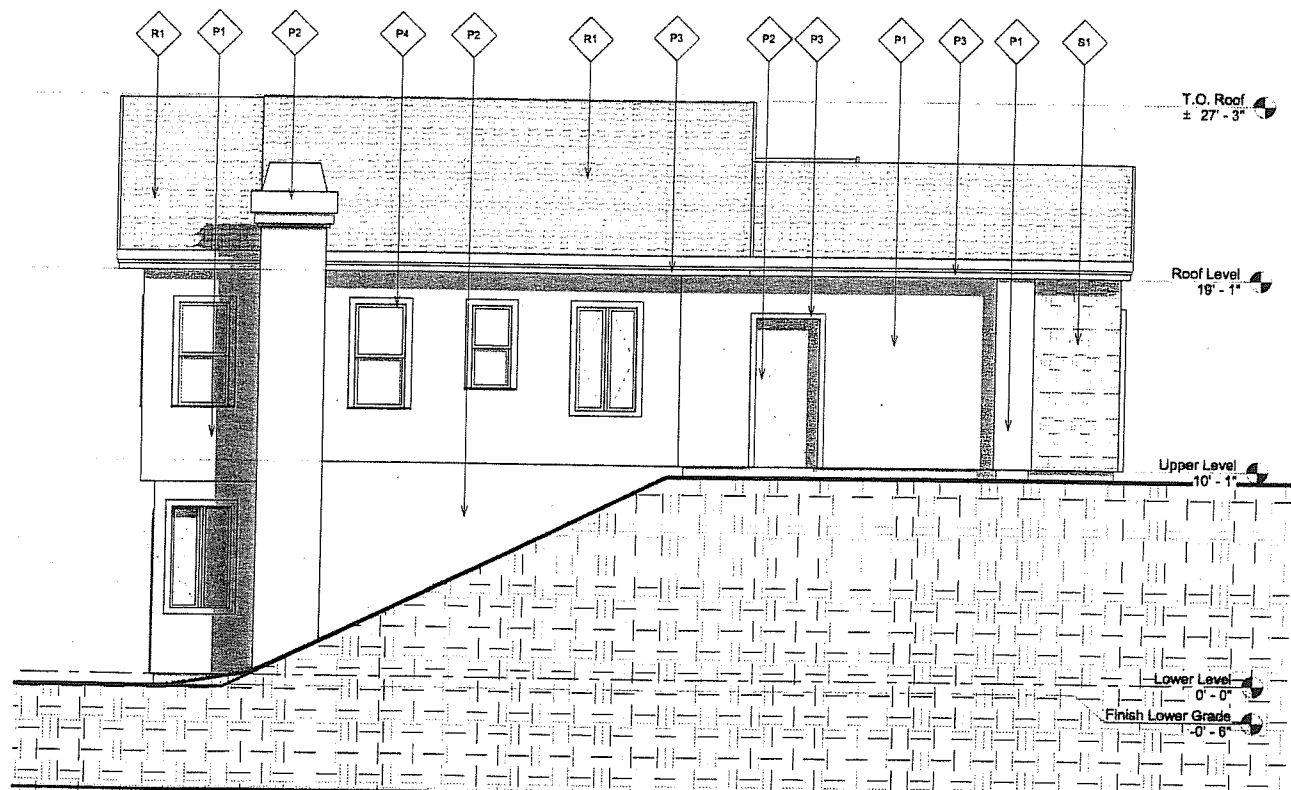
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DOT POINT VIEWS
SAN DIEGO, CA

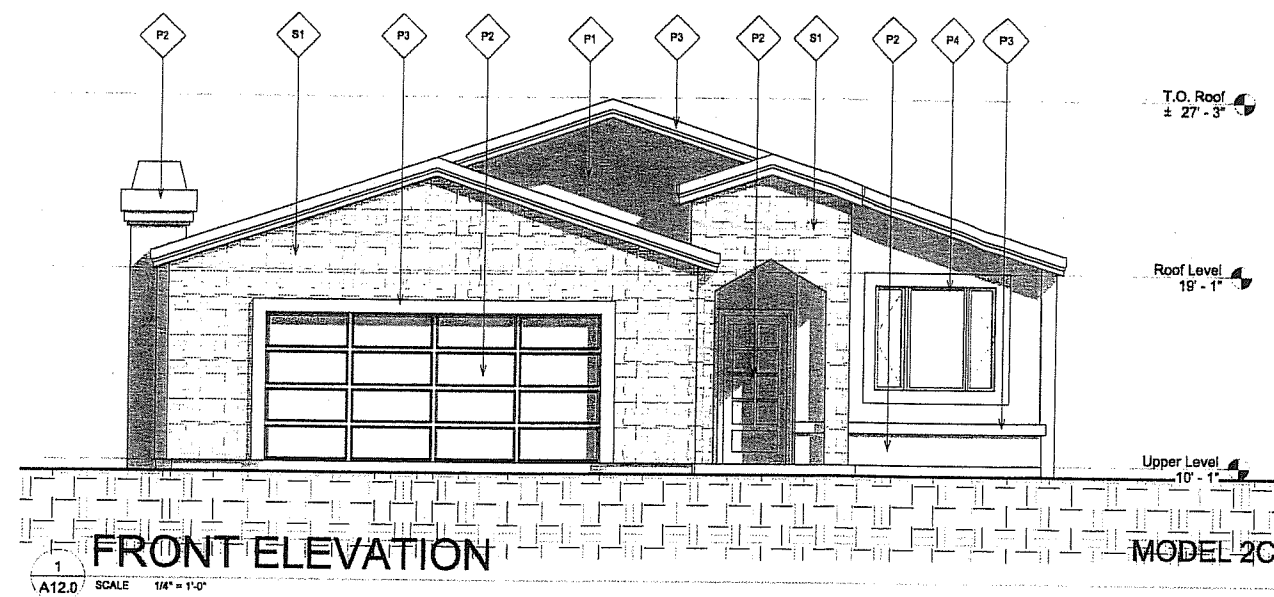
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Issue Date:	11/14/07
Drawn by:	MA
Checked by:	RC
Project:	05-828.13
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RIGHT ELEVATION

2
A12.0 SCALE 1/4" = 1'-0"

LEFT ELEVATION

4
A12.0 SCALE 1/4" = 1'-0"

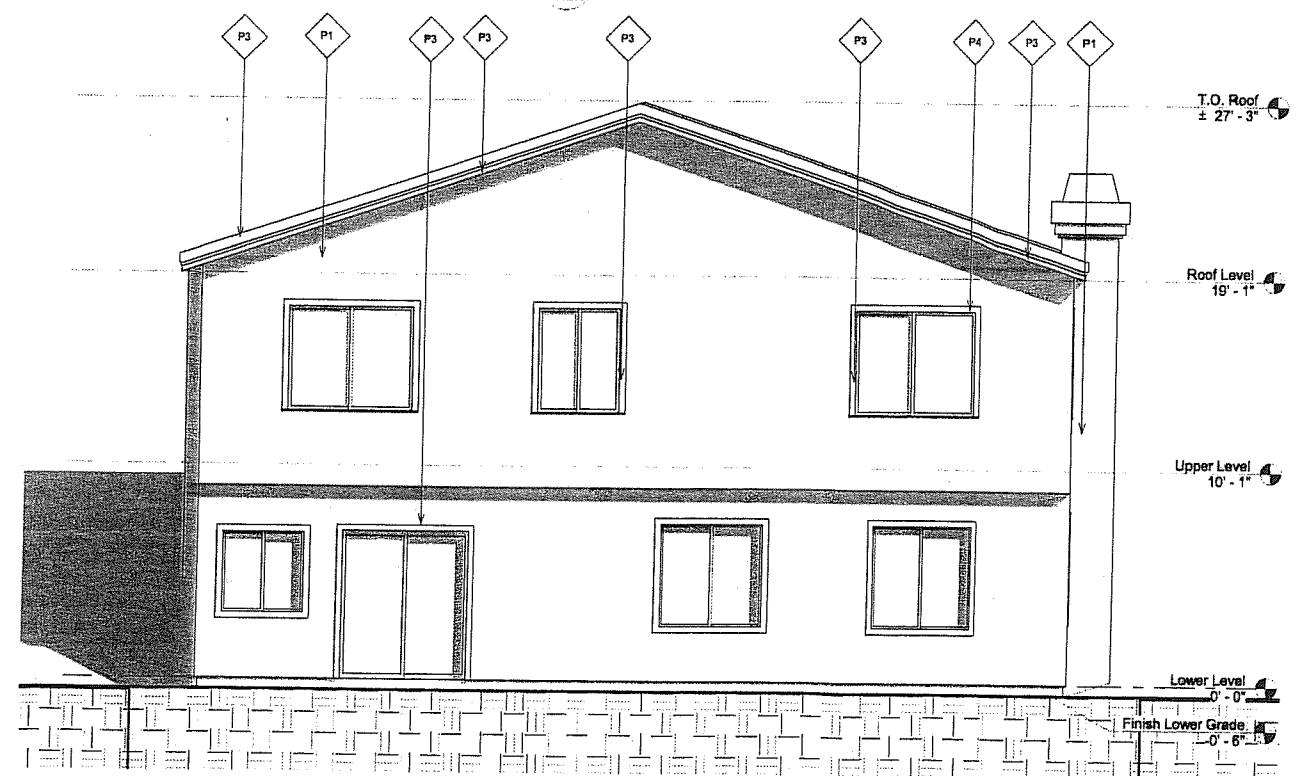
FRONT ELEVATION

1
A12.0 SCALE 1/4" = 1'-0"

R1	EAGLE ROOFING CAPISTRANO #3846 "TERRACOTTA DARK"	P2	ACCENT COLOR FRAZEE #8233M "CRISP KHAKI"	P4	ACCENT COLOR FRAZEE #8515D "THUNDER GRAY"
P1	STUCCO-FIELD COLOR FRAZEE #8243M "AMBER WAVES"	P3	ACCENT COLOR FRAZEE #C0W057W "WHITE SOLITUDE"	S1	STONE VENEER EL DORADO MOUNTAIN LEDGE "SHASTA"

FINISH LEGEND

A12.0 SCALE 1/4" = 1'-0"



REAR ELEVATION

3
A12.0 SCALE 1/4" = 1'-0"

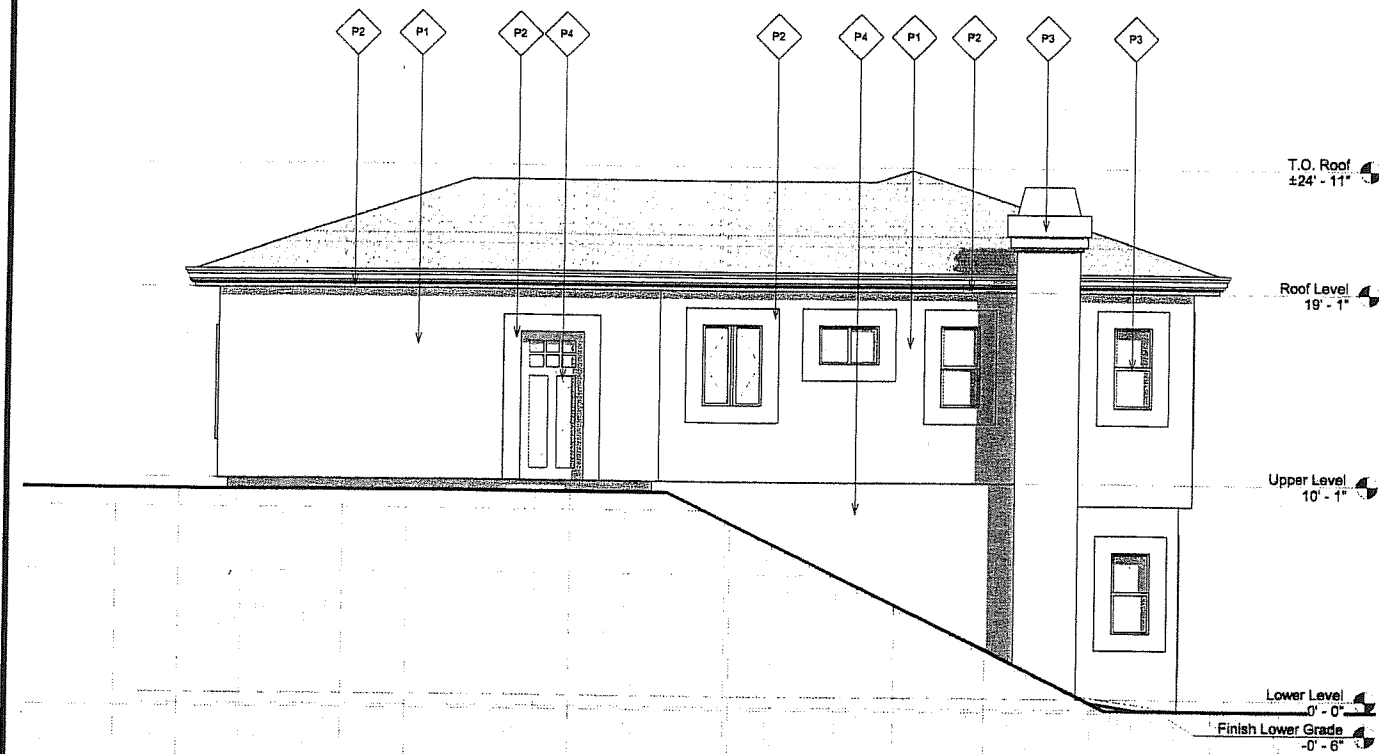
REVISIONS
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K. F. STEPHENS

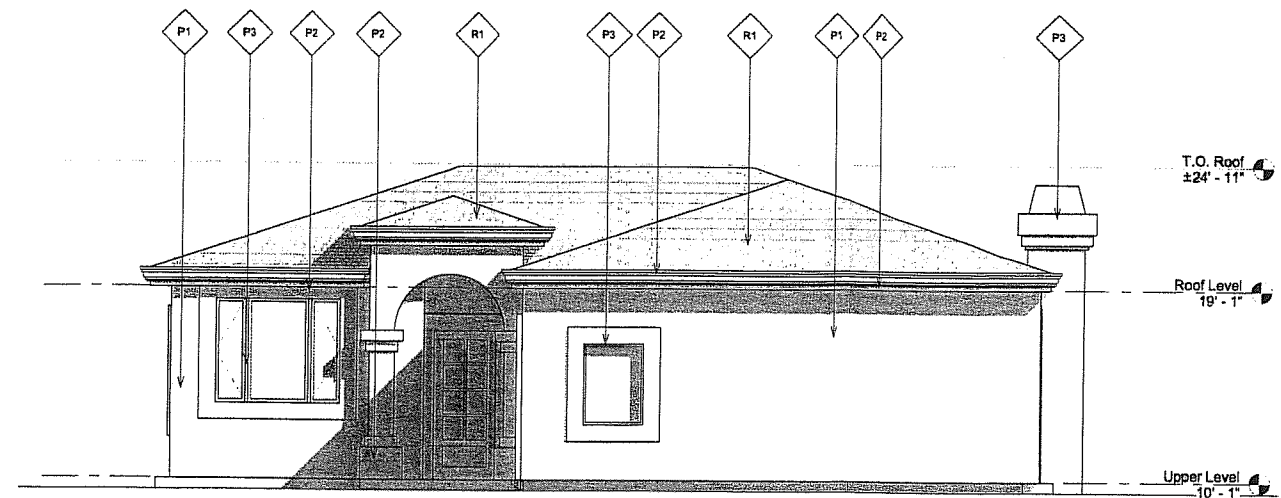
DOT POINT VIEWS
SAN DIEGO, CA

Sheet Content
Elevations
LOT 13 MODEL 2C
Document Status
Issue Date: 11/14/07
Drawn by: MA
Checked by: RC
Project: 05-828.13
Sheet Number
A12.0
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RIGHT ELEVATION

2
A13.0 SCALE 1/4" = 1'-0"



FRONT ELEVATION

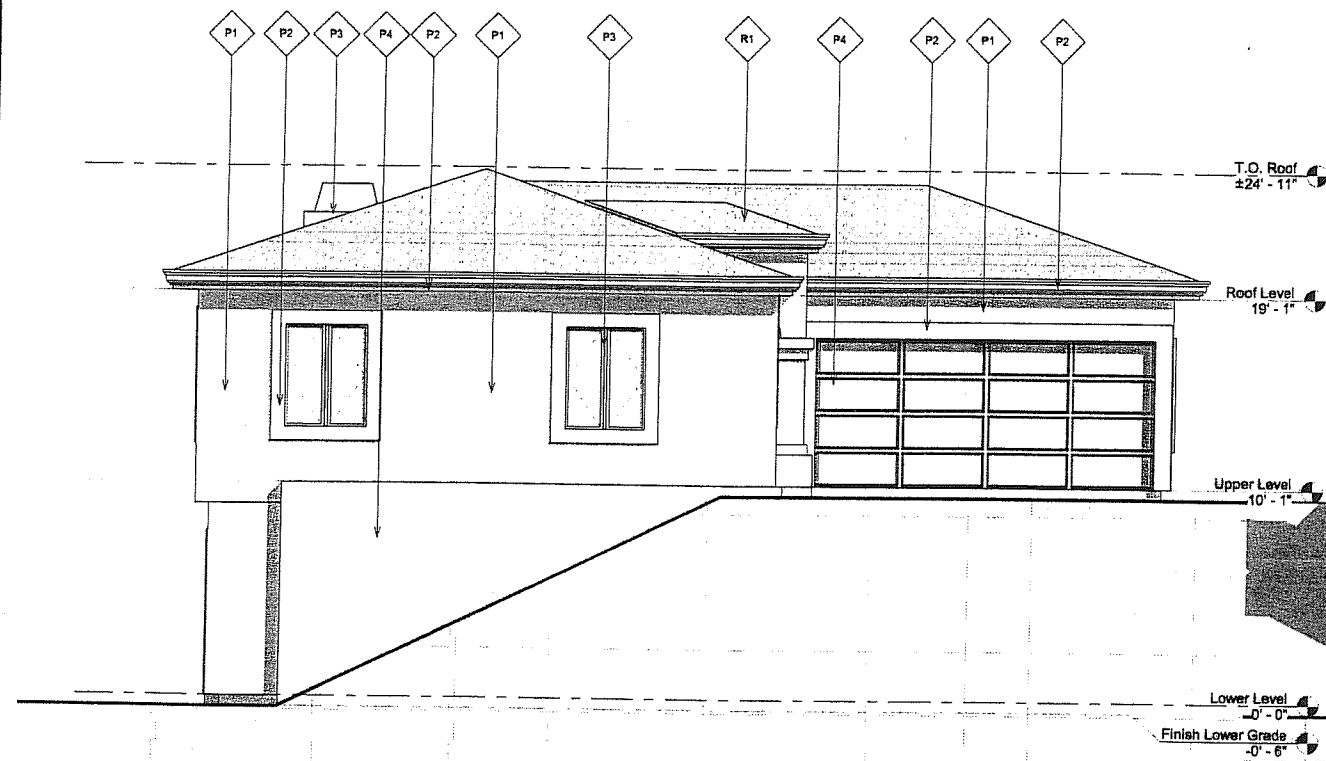
1
A13.0 SCALE 1/4" = 1'-0"

MODEL 2B REVERSED

R1	EAGLE ROOFING BEL AIR #4697 "SLATE RANGE"	P2	ACCENT COLOR FRAZEE #0W087W "WHITE SOLITUDE"	P4	ACCENT COLOR FRAZEE #0514M "GREY BLUE"
P1	STUCCO-FIELD COLOR FRAZEE #0512W "HIDDEN BROOK"	P3	ACCENT COLOR FRAZEE #0518D "THUNDER GRAY"		

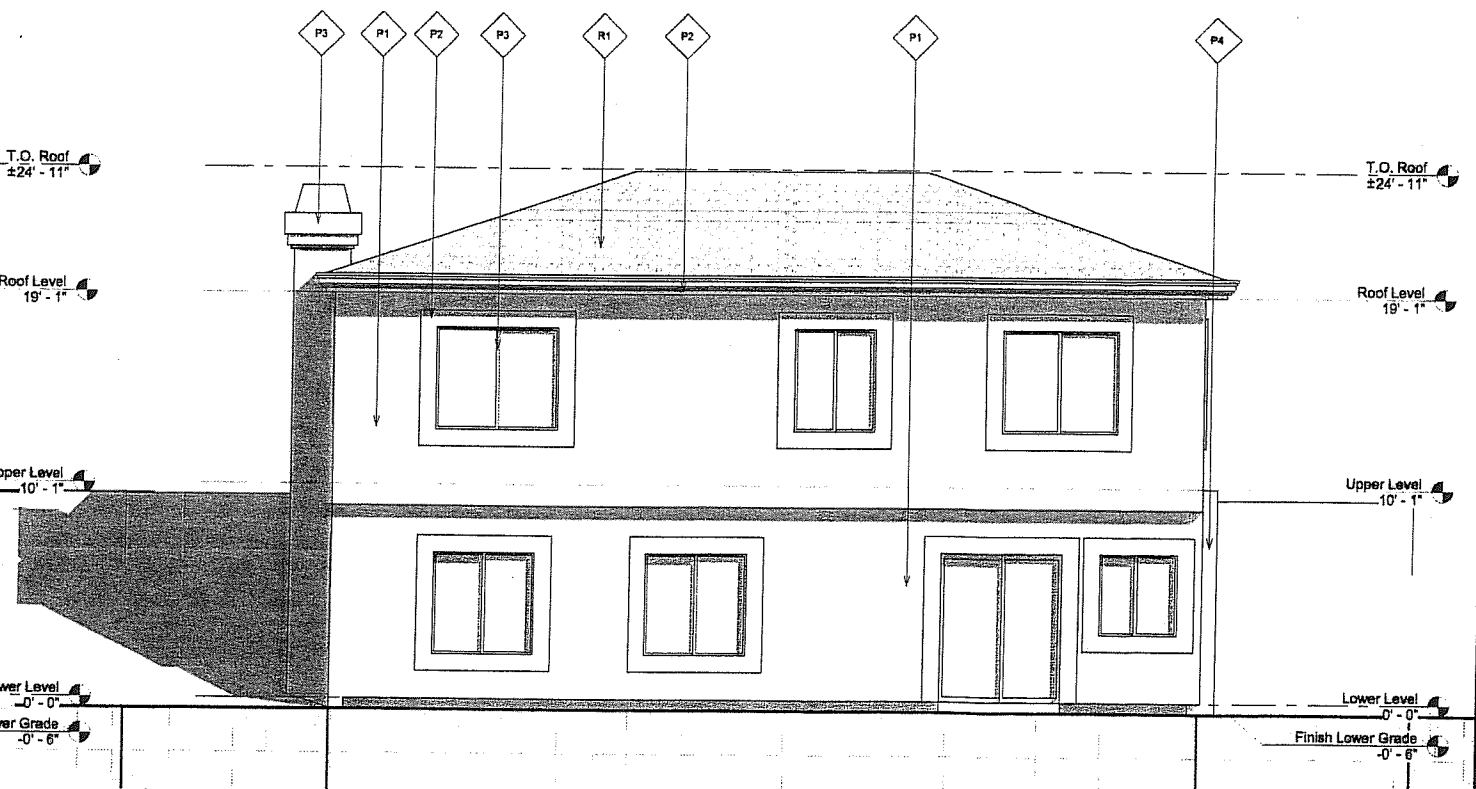
FINISH LEGEND

A13.0 SCALE 1/4" = 1'-0"



LEFT ELEVATION

4
A13.0 SCALE 1/4" = 1'-0"



REAR ELEVATION

3
A13.0 SCALE 1/4" = 1'-0"

Issued to	plan check
first	check
second	check
third	check
fourth	check
final	check

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K. F. STEPHENS

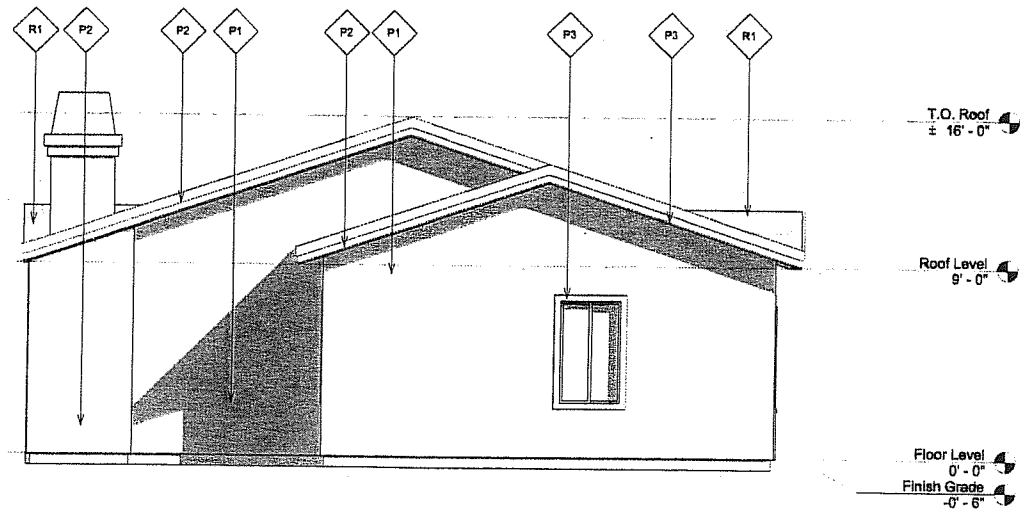
DOT POINT VIEWS
SAN DIEGO, CA

Sheet Content	
Elevations	
LOT 14	
MODEL 2B REVERSED	
Document Status	
chk ing	after permit
Issue Date:	02-08-06
Drawn by:	MA
Checked by:	RC
Project:	05-628.13
Sheet Number	
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2007 104051 CLARK, INC.	

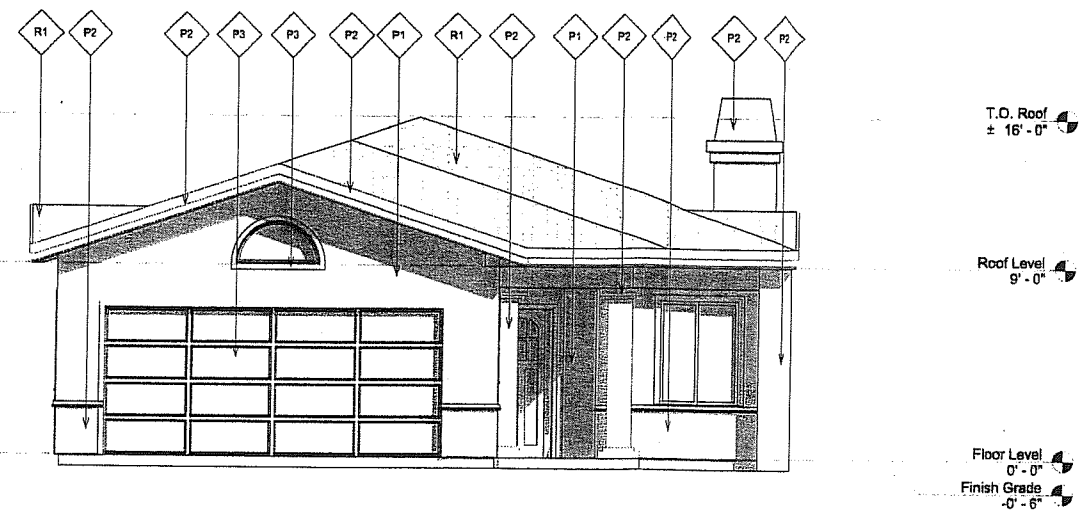


MODEL 3

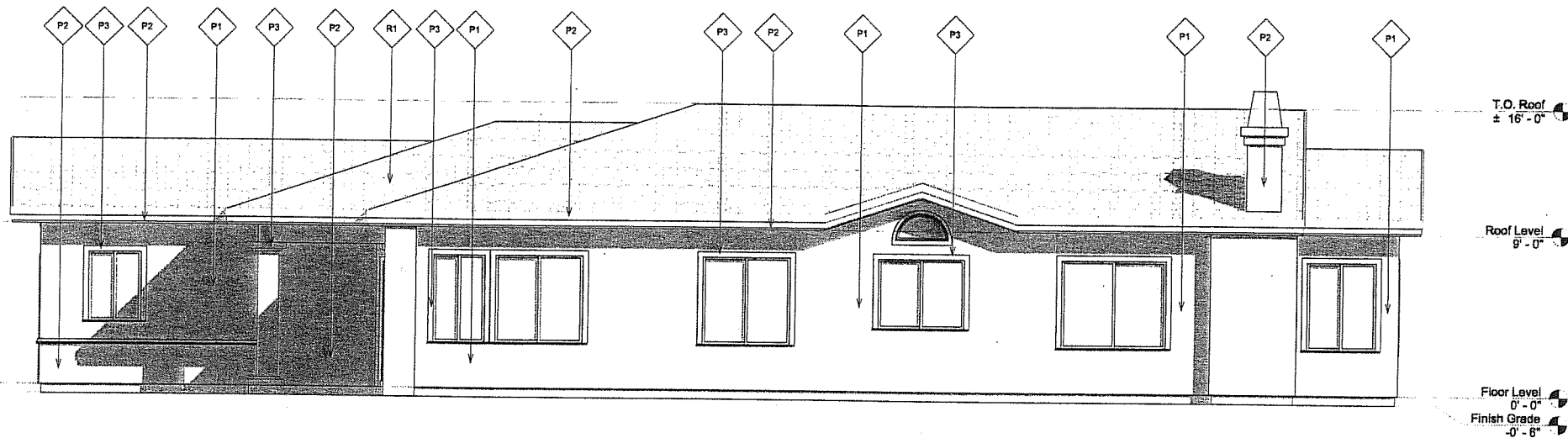
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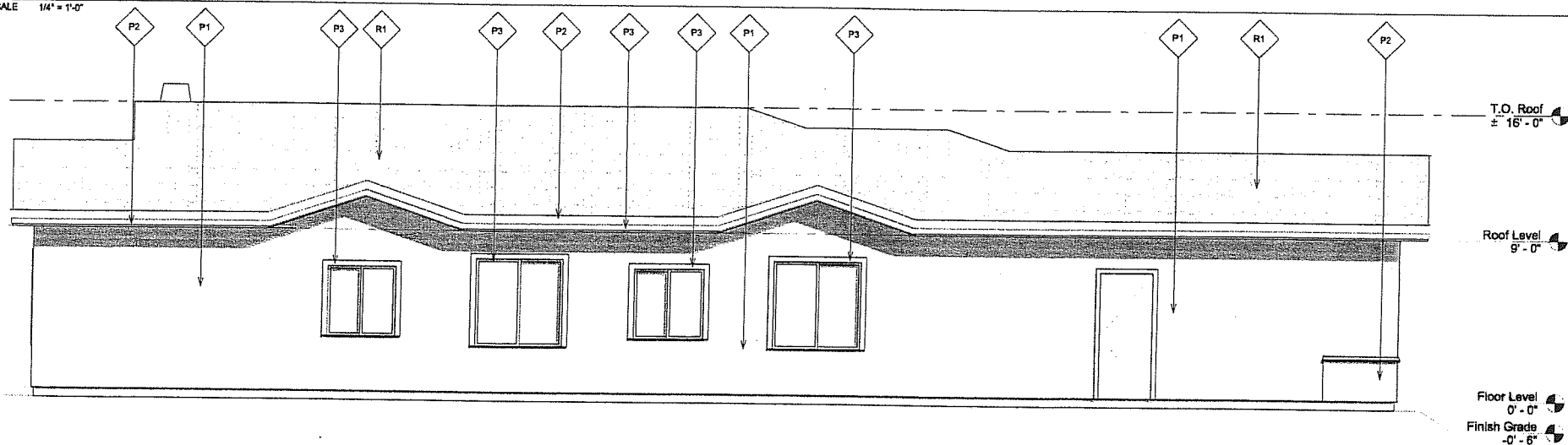
REAR ELEVATION



FRONT ELEVATION







RIGHT ELEVATION



2
A15.0

LEFT ELEVATION


SCALE 1/4" = 1'-0"

	STUCCO-FIELD COLOR FRAZEE #8232W "LULLED BEIGE"		EAGLE ROOFING CAPISTRANO #8648 "SUNSET BLEND"
	ACCENT COLOR FRAZEE #8304H "WASHED SUEDE"		
	ACCENT COLOR FRAZEE #C0W051W "WHITE SOLITUDE"		

[illegible]

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ARCHITECTURE PLANNING

K. F. STEPHENS

DOTI POINT VIEWS
SAN DIEGO, CA

Sheet Content	
Elevations	
LOT 1 MODEL 3	
Document Status	
plan chk	
bidding	after permit
Issue Date: 11/14/07	
Drawn by: MA	
Checked by: RC	
Project: 05-826.13	
Sheet Number	
A15.0	
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SITE KEY NOTES

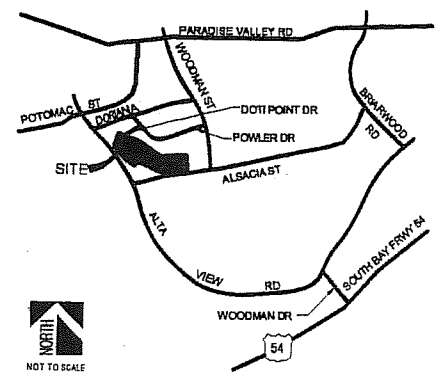
- 1 CONCRETE SIDEWALK
 - 2 CONCRETE DRIVEWAY APRON
 - 3 CONCRETE DRIVEWAY
 - 4 PLANTABLE RETAINING WALL SEE CIVIL DRAWINGS
 - 5 LANDSCAPE AREA
 - 6 STREET RIGHT OF WAY
 - 7 PATIO
 - 8 5' HIGH WROUGHT IRON GUARDRAIL ON TOP OF PLANTABLE RETAINING WALL
 - 9 PROPERTY LINE
- 1/AS2.0 CROSS SECTION

GENERAL NOTES

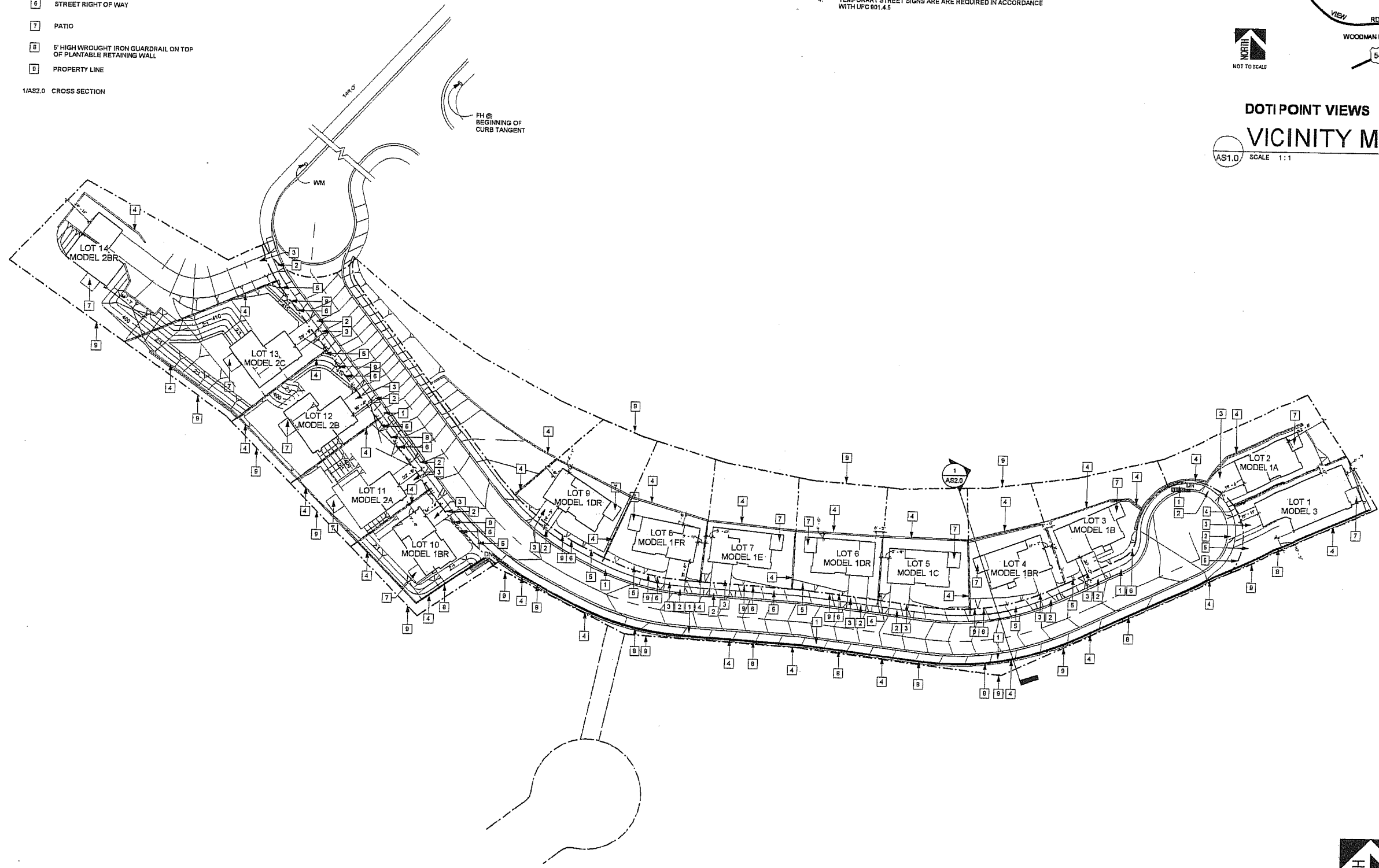
- 1. ALL WALLS AND ROOFS TO COMPLY WITH THE CITY OF SAN DIEGO 300 FOOT ARCHITECTURAL FIRE RATING REQUIREMENTS.
- 2. ALL DRY UTILITIES TO BE UNDERGROUND.
- 3. 300 FOOT BRUSH BUFFER ZONE: THIS DEVELOPMENT IS WITHIN THE 300' BRUSH BUFFER ZONE.

FIRE DEPARTMENT NOTES

- 1. PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FHPS POLICY P-00-6 (UFC 801.4.4).
- 2. PROVIDE FIRE ACCESS ROADWAY SIGNS OR RED CURBS IN ACCORDANCE WITH FHPS POLICY A-00-1.
- 3. PARKING IS RESTRICTED TO ONE SIDE OF THE STREET BETWEEN LOTS 3 & 9. RED CURBS OR FIRE LANE SIGNS ARE REQUIRED.
- 4. TEMPORARY STREET SIGNS ARE ARE REQUIRED IN ACCORDANCE WITH UFC 801.4.5



DOTI POINT VIEWS VICINITY MAP
AS1.0 SCALE 1:1



1 SITE PLAN
AS1.0 SCALE 1" = 40'-0"

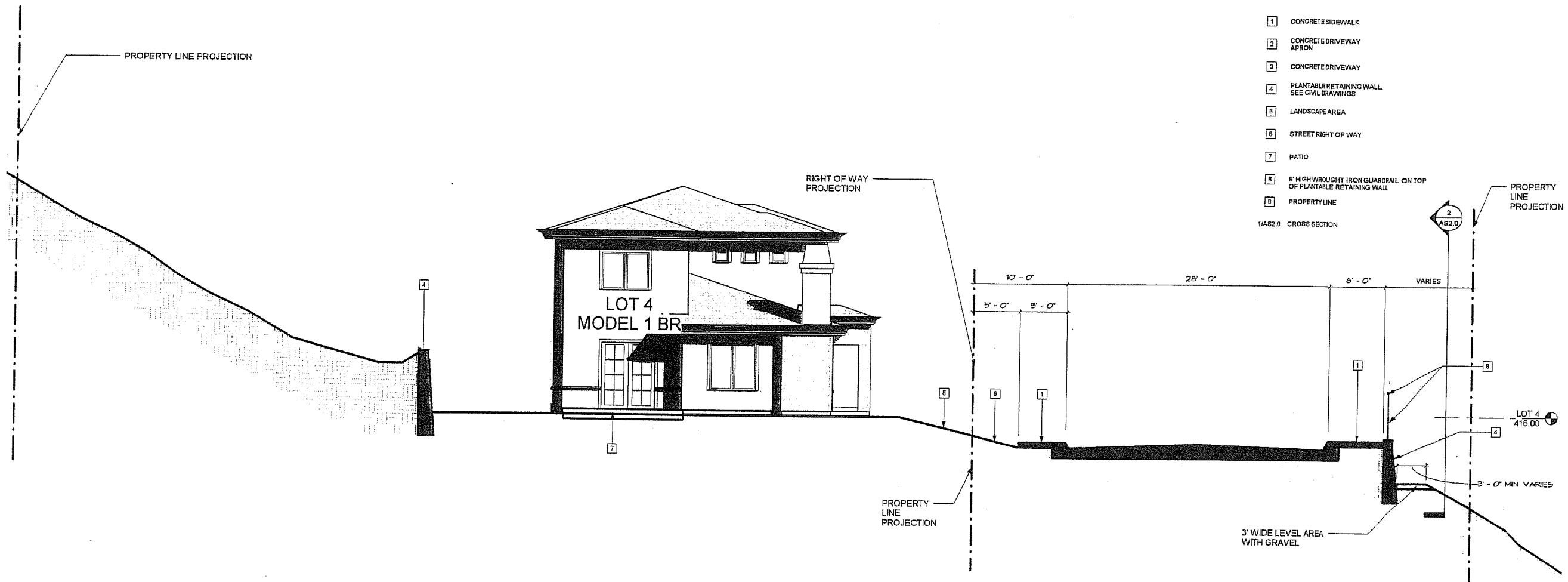
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K.F. STEPHENS
DOTI POINT VIEWS
SAN DIEGO, CA

Sheet Content	
SITE PLAN	
Document Status	
plan ok	final
bidding	permits
Issue Date 11/14/07	
Drawn by MA	
Checked by RC	
Project 05-428.13	
Sheet Number	
AS1.0	

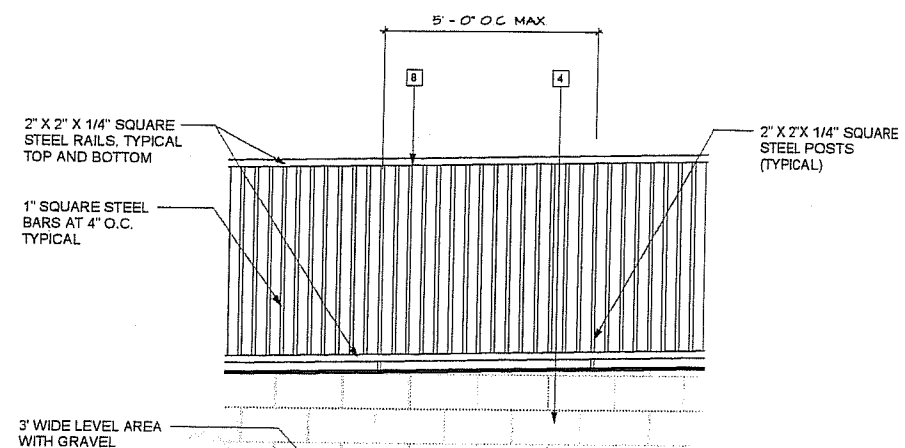
SITE KEY NOTES

- 1 CONCRETE SIDEWALK
 - 2 CONCRETE DRIVEWAY APRON
 - 3 CONCRETE DRIVEWAY
 - 4 PLANTABLE RETAINING WALL. SEE CIVIL DRAWINGS
 - 5 LANDSCAPE AREA
 - 6 STREET RIGHT OF WAY
 - 7 PATIO
 - 8 5' HIGH WROUGHT IRON GUARDRAIL ON TOP OF PLANTABLE RETAINING WALL
 - 9 PROPERTY LINE
- 1/AS2.0 CROSS SECTION



SITE CROSS SECTION

1
AS2.0 SCALE 3/16" = 1'-0"



PARTIAL ELEVATION

2
AS2.0 SCALE 1/2" = 1'-0"

Revisions	
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K.F. STEPHENS

DOT POINT VIEWS
SAN DIEGO, CA

SITE CROSS SECTION

Document Status	
plan chk	after
bidding	permit
Issue Date	11/14/07
Drawn by	Author
Checked by	Checker
Project	05-828,13
Sheet Number	

AS2.0

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The site plan illustrates a residential development with 14 lots, each with a specific model name. The lots are arranged along a curved road. The open space areas are color-coded: green for 'Usable Open Space' and orange for 'Non-Usable Open Space'. The plan includes various annotations such as 'FH @ BEGINNING OF CURB TANGENT', 'WM', and 'AS2.0'. The lots and their models are: LOT 14 MODEL 2BR, LOT 13 MODEL 2C, LOT 12 MODEL 2B, LOT 11 MODEL 2A, LOT 10 MODEL 1BR, LOT 9 MODEL 1DR, LOT 8 MODEL 1FR, LOT 7 MODEL 1E, LOT 6 MODEL 1DR, LOT 5 MODEL 1C, LOT 4 MODEL 1BR, LOT 3 MODEL 1B, LOT 2 MODEL 1A, and LOT 1 MODEL 3. The plan also shows a winding road, a water feature (WM), and a curved curb tangent line. The open space areas are labeled with 'Usable Open Space' in green and 'Non-Usable Open Space' in orange. The plan includes various annotations such as 'FH @ BEGINNING OF CURB TANGENT', 'WM', and 'AS2.0'. The lots and their models are: LOT 14 MODEL 2BR, LOT 13 MODEL 2C, LOT 12 MODEL 2B, LOT 11 MODEL 2A, LOT 10 MODEL 1BR, LOT 9 MODEL 1DR, LOT 8 MODEL 1FR, LOT 7 MODEL 1E, LOT 6 MODEL 1DR, LOT 5 MODEL 1C, LOT 4 MODEL 1BR, LOT 3 MODEL 1B, LOT 2 MODEL 1A, and LOT 1 MODEL 3. The plan also shows a winding road, a water feature (WM), and a curved curb tangent line.

✓ FH @
BEGINNING OF
CURB TANGENT